



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4390

• House - Bergerac •



DETAILS

Land surface: 4000 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel et bois

Drainage/sewage: Septic tank

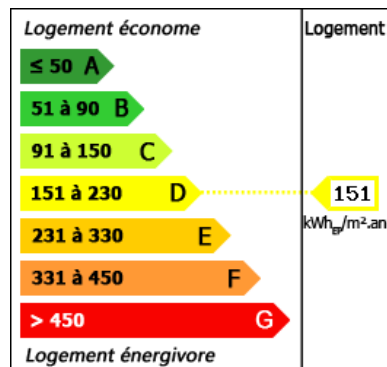
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1964



Set in hills of Monbazillac - Perigourdine style house. Living area of 255m²
5 bedrooms, swimming pool. 4000m² land -Walking distance to village -Views !

255 m² living

4 000 m²

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

365 000 €

Agency fees: 4,3 % VAT included*

Price without fees: 350 000 €

*The agency fees are entirely at the cost of the purchaser



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°4390 •

Exceptional location for this property located in the hills of Monbazillac - 1 min from the village.

Bergerac and its historic centre under 7 minutes by car.

Périgourdine Style house with a living area of 255m² set 2 levels.

5 bedrooms including one on the ground floor and ground floor bathroom.

Very nice swimming pool and land of 4000m² with panoramic views of the vineyards and the beautiful riverside town of Bergerac



-- THE HOUSE--

--Ground Floor--

The house consists on the ground floor of an entrance, large light and bright entertainment and lounge space of 64m² - multiple French doors overlooking the garden and the terrace.-

Unique 'Alsaceien' fireplace



Open planned equipped kitchen of more than 32 m² with dining area, French doors opening onto the terrace and garden.

Hallway - access door to the laundry room/boiler room of 25m² also accessible from the garden.

Separate WC - 3,40 m², bathroom 6,30m² shower, bath and basin.

Bedroom 1 of 21m² french door . Dressing room of 6m² -



Tiled floor through out the ground floor.

--1st Floor--

Marble staircase from the lounge leading to the first floor and hallway of 16m² -

Bedroom 2, 16,23 m²

Bedroom 3 of 22m² or office area with storage space of 20m² (some finishing needed to the storage space)

Bedroom 4 – 12,72m².

Bathroom - 12m² with shower, sink and WC.

Bedroom 5 – 16m² with behind storage space of 20m² approx



--Exterior --

Large outbuilding -of 123m² - currently used as a