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

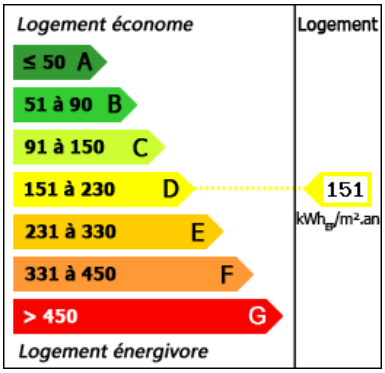
Swimming pool: Yes

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

Non-binding document

- 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

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• 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 entertainement 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 m 2, 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 - currrently used as a