



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5099

• House - Bergerac •



## DETAILS

**Land surface:** 27874 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** plan d'épandage

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Farmhouse of 200 m<sup>2</sup>, not of works, 6 bedrooms, heated swimming pool.

200 m<sup>2</sup> living

27 874 m<sup>2</sup>

Christine Martin

Agent commercial

Tel : 06 84 71 45 28

<https://valadie-immobilier.com>

[christine.m@valadie-immobilier.com](mailto:christine.m@valadie-immobilier.com)

Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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



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## • Description ref n°5099 •

The house consists of a large living room of 54 m<sup>2</sup> with fireplace.

A kitchen of 30 m<sup>2</sup> and a laundry room.

On the ground floor, three bedrooms of 12, 16 and 14 m<sup>2</sup>.

A bathroom.

Upstairs, 3 bedrooms of 10 and 20 m<sup>2</sup> and a bathroom.

Heated swimming pool the whole on a park of 2.7 ha in edge of stream, at 500m of the Dordogne, and with a pond.

The house is currently rented as a gîte.

Near the house is a barn to renovate and a tobacco dryer.

5 min from the centre of Bergerac, a must see.

