



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6628

• House - Bergerac •



DETAILS

Land surface: 2000 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

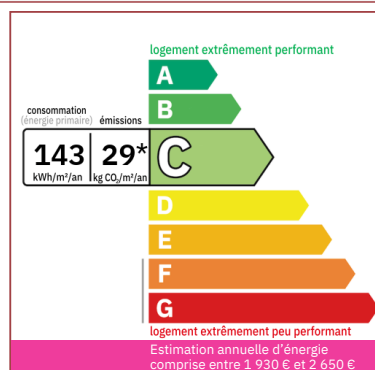
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Beautiful family home located in the town of Bergerac, recently renovated. Rare in the area, Magnificent garden of 2200m² with swimming pool.

220 m² living

2 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

1 019 200 €

Agency fees: 4 % VAT included*

Price without fees: 980 000 €

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



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Well-made Perigord-style house having undergone careful renovation over the last two years (including work such as the roof, pipes, heating, swimming pool cover, construction of a veranda, carport, etc.))

Town house hidden from view, close to the Dordogne in the middle of a beautiful mature garden.

It offers any visitor a haven of peace.

The house is built on a buried basement (accessible from the inside and outside) including the boiler room (boiler changed in 2022), a cellar and various storage rooms

The ground floor offers a spacious entrance hall of 14m² with staircase, opening onto the living room of 42m², beautiful fireplace, a recently installed veranda of 17m² completes the living space and offers a very pretty view of the garden.

The 18m² kitchen is fully fitted. It has a French window opening onto the terrace.

2 cozy en-suite bedrooms (each approximately 17m²) individual toilet with hand basin

The former adjoining garage has been renovated including a technical room (laundry room/pantry) and an independent en-suite bedroom (bathroom, individual toilet) with French window leading onto a terrace

The first floor has a very large master suite of 64m² with dressing room, a bathroom of 8.5m², storage, toilet

Developments have been made in the garden: creation of a carport, a wooden workshop, indoor swimming pool with a beautiful terrace

Miscellaneous:

fully enclosed property (recent fence and gate), not visible from the street.

presence of a well

pleasure garden with beautiful mature trees but also ornamental shrubs with various lighting points...

