



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6850

• House - Bergerac •



## DETAILS

**Land surface:** 713 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

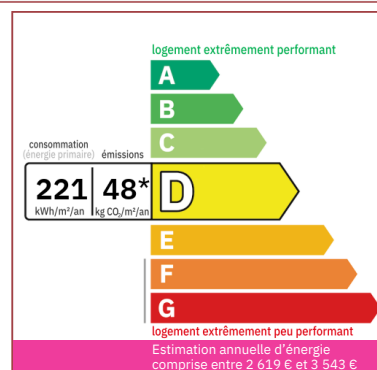
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1966



In Bergerac, renovated house from 1966, 700 m<sup>2</sup> of fenced land. Three bedrooms on the ground floor, equipped kitchen and four bedrooms upstairs. New roof, insulation, electricity redone, central heating, garage.

190 m<sup>2</sup> living

713 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°6850 •

Located in Bergerac, this elegant house from 1966 has benefited from a careful renovation, offering a refined and modern living environment. Nestled on a fenced plot of 700 m<sup>2</sup>, this property offers a perfect harmony between comfort and aesthetics.

On the ground floor, three bedrooms offer an intimate and functional space, while upstairs, the renovated fitted kitchen and the living room with fireplace create a warm atmosphere. Four additional bedrooms, a bathroom and a toilet complete the floor, providing ample space for family life.

Recent improvements, such as the new roof, renovated insulation and redone electricity, guarantee a comfortable and energy-efficient environment. Double glazing upstairs provides additional insulation, while central heating by gas boiler ensures constant heat.

A garage completes this residence, offering a practical space for parking. This property represents a rare opportunity to acquire an elegant home, combining period charm and modern amenities, in the popular

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