



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7578

• House - Bergerac •



## DETAILS

**Land surface:** 3800 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

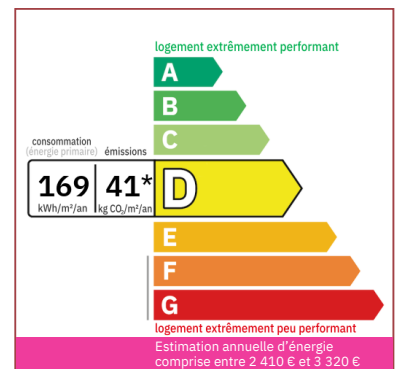
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1980



At the gates of Bergerac, in a green setting, comfortable and spacious house tastefully renovated of almost 200 m<sup>2</sup>, four bedrooms and two bathrooms on land of approximately 3800 m<sup>2</sup> with swimming pool.

191 m<sup>2</sup> living

3 800 m<sup>2</sup>

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Price fees included

402 800 €

Agency fees: 6 % VAT included\*  
Price without fees: 380 000 €

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





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## • Description ref n°7578 •

Single storey house on ground with a total surface area of 191 m<sup>2</sup> built in 1980.

This consists of;

An entrance hall leading to a 19 m<sup>2</sup> kitchen with French window, a 63 m<sup>2</sup> living/dining room with three French windows and an open fireplace, a storeroom, a corridor leading to three bedrooms with parquet flooring, a shower room, a master suite with double sink bathroom and separate toilet.

On the ground floor; a 70 m<sup>2</sup> garage, two large rooms including one of 34 m<sup>2</sup>, a cellar, a storeroom and the boiler room.

Outside, two large terraces of 55 and 100 m<sup>2</sup> surrounding the house, a 10m\*4.50m swimming pool with roller shutter whose liner will need to be changed, a beautiful wooded park of approximately 3800 m. fenced and closed by an electric gate.

The roof is in good condition.

Double glazing for frames.

Individual sanitation system compliant.

Oil heating.

