



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7641

• House - Bergerac •



DETAILS

Land surface: 600 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

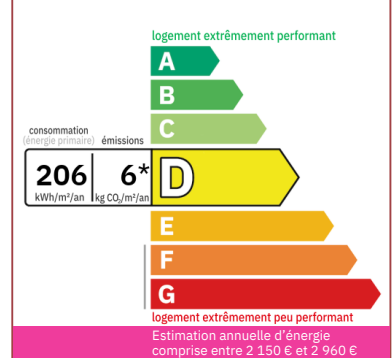
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1950



In Bergerac, in a quiet area, house of approximately 175 m², 5 bedrooms, two bathrooms, renovated with quality materials, on a pretty, cozy garden with swimming pool of approximately 600 m².

175 m² living

600 m²

Pricaz Thibaut
Agent commercial

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Price fees included

371 000 €

Agency fees: 6 % VAT included*
Price without fees: 350 000 €

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



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House of approximately 175 m² completely renovated comprising a main house and a secondary apartment on the ground floor on a landscaped enclosed garden of 626 m².

The first accommodation consists of an entrance hall on the ground floor giving access to a first bedroom and a staircase leading to the first floor on the main room of approximately 55 m² with living / dining room and open kitchen, three bedrooms, a double sink bathroom and separate toilet. A large balcony provides access to the garden on the pool side by a staircase.

The second accommodation consists of a main room with open kitchen, a bedroom and shower room.

A terrace gives access to the land on which there is a secure swimming pool of 7m * 3m and its pool house.

A large double garage of approximately 60 m² with laundry room.

Electric gate.

Electric heating by heat pump and reversible air conditioning.

According to the owners the roof is in good condition.

Collective sanitation all to the sewer.

All the frames are in double glazed PVC with electric shutters.

