

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7753

• House - Bergerac •



#### **DETAILS**

Land surface: 2560 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

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

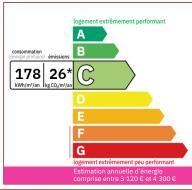
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

**Built: 1963** 



Beautiful 1960s house with a 5x10 swimming pool and a 170 m<sup>2</sup> shed, all on a 2,560 m<sup>2</sup> plot. Great potential, ideal for a business owner or large family.

170 m<sup>2</sup> living

2 560 m<sup>2</sup>

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Price fees included

262 880 €

Agency fees: 6 % VAT included\* Price without fees: 248 000 €

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

Non-binding document



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## • Description ref n°7753 •

Charming house with a surface area of 177 m<sup>2</sup> on two levels, each level is independent but could easily be redesigned into a large family home. The house comprises:

### On the ground floor

- An open kitchen (12m²), a living room (21m²)
- Two bedrooms, one with a  $13.5m^2$  walk-in closet, the second  $12m^2$
- A pleasant south-facing veranda (11m²)
- A utility room/pantry (4.8m²)
- A 3.6m<sup>2</sup> shower room

### **Upstairs**

- A living room (19.5m<sup>2</sup>)
- A kitchen (13.5m<sup>2</sup>)
- A hallway leading to the bedrooms (11.6m<sup>2</sup>)
- The three adjoining bedrooms are composed as follows:
- Bedroom 1 (11.5m<sup>2</sup>)
- Bedroom 2 (11.5m<sup>2</sup>)
- Bedroom 3 (11.5m<sup>2</sup>)
- A shower room (4m2)
- A toilet
- A south-facing balcony terrace with stairs (11m<sup>2</sup>)
- The entire property is heated by a Bosch oil-fired boiler in very good condition, complemented by a 12 kW enameled pellet stove.
- Two reversible air conditioners (ground floor and upper floor) enhance the installation for optimal comfort.
- Double glazing
- Traditional timber framing
- Roof redone in 2015
- Communal sanitation
- A shed/garage (177m²) completes this property offering numerous possibilities.
- A superb 10x5 swimming pool with over 100m<sup>2</sup> of deck space, all on a flat, fenced plot of 2,560m<sup>2</sup>.
- Well
- Electric gate and wicket gate
- Property tax: 1,380 euros

A must-see!!!!!







