



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7948

• House - Bergerac •



## DETAILS

**Land surface:** 2534 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

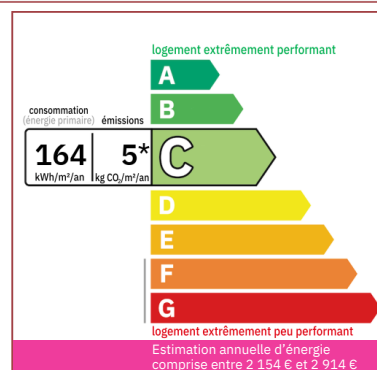
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2009



15 km north-east of Bergerac, on the edge of a small, charming hamlet surrounded by greenery, charming, very bright wooden and metal house of around 160 m<sup>2</sup> with three bedrooms and two bathrooms on over 2500 m<sup>2</sup>.

162 m<sup>2</sup> living

2 534 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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



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## • Description ref n°7948 •

Contemporary wooden house built in 2009, approximately 162 m<sup>2</sup> (1,720 sq ft) on a 2,534 m<sup>2</sup> (2,700 sq ft) plot.

The house comprises:

On the ground floor, a large main room with a living/dining room equipped with a pellet stove and large bay windows, an open-plan kitchen, two bedrooms, each with a glass door opening onto the garden, a bathroom with a toilet, and a laundry room.

Upstairs, a landing with an office area leads to a hallway leading to a master suite with a shower room and a separate toilet overlooking a private outdoor courtyard.

A terrace surrounding the house provides access to a pleasure garden with a chalet.

Individual sanitation system.

The metal frames are double-glazed.

