Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9102

• House - Bergerac •

DETAILS

Land surface: 1.2 ha

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

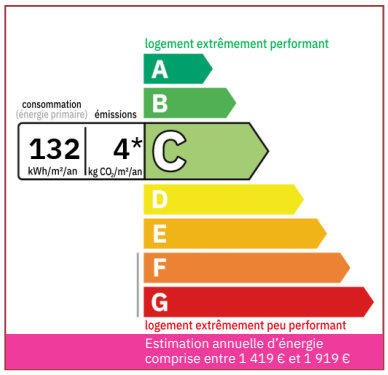
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



On the outskirts of Bergerac, a beautiful property of approximately 160m2 situated on a plot of 1h2 with views of the countryside and no overlooking neighbors, completely renovated with taste, 5 bedrooms, swimming pool, well.

160 m² living

12 000 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

477 000 €

Agency fees: 6 % VAT included*
Price without fees: 450 000 €

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

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• Description ref n°9102 •

Just minutes from Bergerac – A charming Périgord-style house in the heart of nature
Just five minutes from Bergerac, nestled atop a small valley, this beautiful, modernized Périgord-style house flourishes in a verdant setting.

Completely and meticulously renovated, the house combines authenticity and comfort, designed for a peaceful, turnkey lifestyle.

Upon entering, you'll discover a spacious open-plan living area of approximately 63m², where the fully equipped kitchen sits alongside a bright, double living room, warmed by a wood-burning stove. A sunroom of approximately 30m² extends the living space, bathed in light and opening onto the landscape and the swimming pool, perfect for enjoying a coffee or reading a book, summer or winter.

A hallway leads to the right wing of the house, where you'll find two bedrooms of approximately 11 m² and 10 m², a modern shower room, a guest toilet, and a discreet yet functional 6.5 m² laundry room.

Upstairs, a beautiful walnut staircase leads to three further bedrooms (15 m², 10.3 m², and 9.8 m²), a dressing room, and a spacious bathroom with a bathtub, double vanity, and heated towel rail – a space designed for the comfort of the whole family.

Outside, the 1.2-hectare grounds, fully enclosed, offer the potential for new projects: an orchard, a vegetable garden, animals… A large, detached 100 m² garage provides numerous possibilities, whether for sheltering your vehicles, setting up a workshop, or even creating additional living space. As for the 9x4 meter chlorine pool, it is heated and was completely renovated in 2018.

A rare property for those who dream of space and nature without sacrificing proximity to amenities and city life.