



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8546

• House - Bergerac •



DETAILS

Land surface: 4.43 ha

Number of bedrooms: 6

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

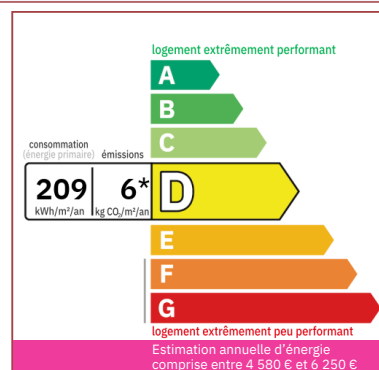
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1978



Exceptional location, close to the centre of Bergerac and on the banks of the Dordogne for this spacious villa of 1978 of approximately 280 m² of living space with a gîte, a swimming pool and a double garage on a fenced plot of more

280 m² living

44 300 m²

Pricaz Thibaut
Agent commercial

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Price fees included

620 000 €

Agency fees: 5,1 % VAT included*
Price without fees: 590 000 €

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



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The main house, approximately 230 m², comprises:

On the ground floor, an entrance hall, a kitchen with a central island, a living/dining room with a closed fireplace, a second living room, a suite with a bathroom (bathtub, shower, and double vanity), and a separate toilet with a washbasin.

Upstairs, an open-plan office, three bedrooms, a bathroom, and a separate toilet with an outdoor terrace.

The gîte, approximately 50 m², comprises an entrance hall, a main room with a kitchenette, a suite, a second shower room, and a separate toilet. This gîte is heated by electric convectors.

The windows and doors in both properties are double-glazed wood or aluminum.

Adjoining the house are a double garage with an electric door, a boiler room with a 2015 heat pump for the main house, a laundry room, and a cellar.

Outside, several partially covered terraces lead to a courtyard with parking and then to a wooded park with a 15m x 7m chlorine swimming pool equipped with a heat pump. Some refurbishment work is needed.

