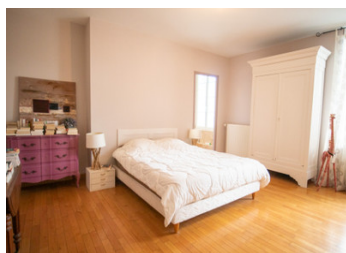
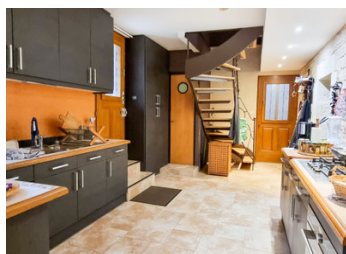


Town house and its outbuildings on a large plot of land close to Bergerac town centre.



## INFORMATION

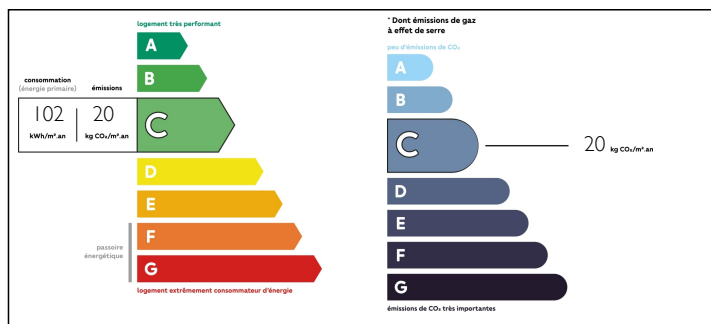
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	205 m2
Plot Size:	768 m2



## IN BRIEF

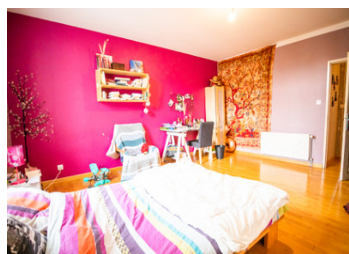
This spacious and bright property has been fully renovated with quality materials, offering a modern and comfortable interior. Energy efficiency is a strong point of this house, ensuring reasonable energy bills throughout the year. The outbuildings are another asset of this property, including an independent studio offering extra space to accommodate your guests, as well as a large garage area. The large garden, rare for a town house, is a real haven of peace, offering an outdoor space to relax or organize activities with family and friends. The proximity to Bergerac town centre is another strong point of this property, offering easy access to the town's shops, restaurants and services, whilst enjoying the tranquillity of a residential area. Don't miss this rare opportunity to acquire a renovated, comfortable and spacious townhouse with outbuildings.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### LOCATION :

- 800m (10mn walk) from the church Notre-Dame and the centre of Bergerac.

### MAIN HOUSE :

- on the ground floor: entrance, large living room, kitchen/dining room, office, WC.  
- on the 1st floor: 4 bedrooms (two of which are 20m<sup>2</sup>, each with a toilet), 2 shower rooms with Italian shower, WC.

### OUTBUILDINGS :

- workshop,  
- independent studio of 25m<sup>2</sup> with shower room, suitable for renting to students or as a guest house for visiting friends,  
- large garage (72m<sup>2</sup>) built in 2016 (under ten-year guarantee) + open yard

### LAND :

- large garden with trees, terrace of 65m<sup>2</sup>, well with pump, all on a plot of 768m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2200 EUR**

## NOTES