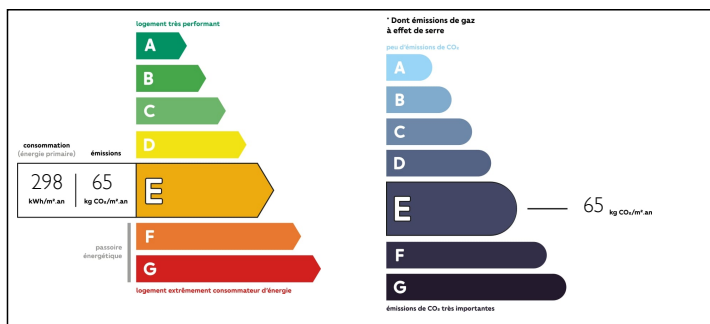


## FOR SALE BERGERAC HOUSE WITH GARDEN



## ENERGY - DPE



## INFORMATION

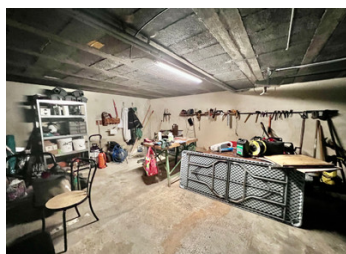
Town:	Bergerac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	4880 m2

## IN BRIEF

FOR SALE BERGERAC: House to renovate of 175 m2 with garden of 4880m2, a few minutes from shops, schools and health services. A few minutes drive from the airport and the train station of Bergerac. This house is a great opportunity for a first purchase or for a rental investment.

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

This house of 175m2 is composed on the ground floor of an entrance, a living room and dining room with open fireplace very bright.

A fully equipped kitchen.

A shower room with WC, an office and a bedroom.

On the first floor, the landing leads to a bathroom with bath and shower and two bedrooms.

The basement was originally a garage, it is accessible by a staircase from the living room or from the outside, it is currently used as storage space, laundry room, there is also the boiler which is gas.

This house suggests some work but is a great opportunity for a first investment or rental investment.

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

## NOTES