

Refurbished three-bedroom house with a garden. Within walking distance of Bergerac town centre amenities.

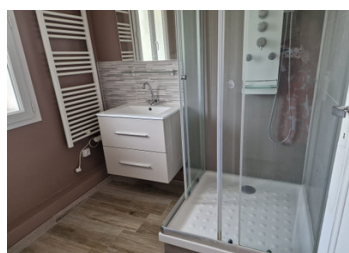


INFORMATION

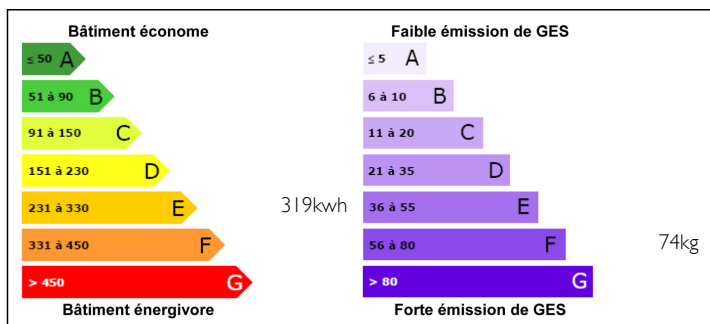
Town:	Bergerac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	350 m2

IN BRIEF

This house was refurbished in 2023 and is within walking distance of all the shops in the centre of Bergerac. You will love its large living room and its new fitted kitchen, its 3 bedrooms, its new shower room, wc, garage, cellar, laundry room with access to the garden. Additional private parking space



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

This house will seduce you with its proximity to shops on foot, close to bus connections, close to the greenway.

Redone in 2023 it has a new kitchen and bathroom, 3 bedrooms and a full basement

Enclosed garden with an additional private parking space in a nearby car park.

Close to supermarkets, pharmacy, doctor, bakery within walking distance.

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

LOCAL TAXES

Taxe foncière: 980 EUR

NOTES