

Elegant furnished, Bergerac town house with views over over the Dordogne river



INFORMATION

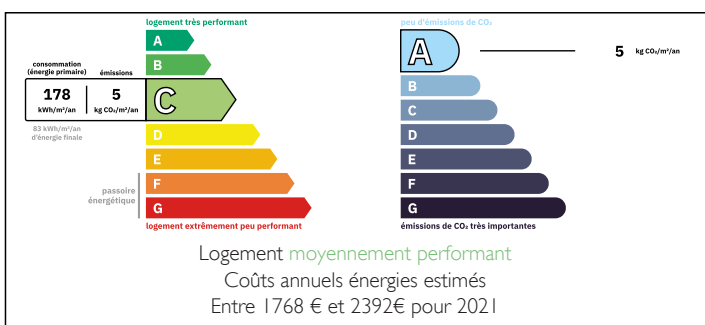
Town:	Bergerac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	33 m2

IN BRIEF

Dating from 1780 this beautiful riverside property with views over the Dordogne river and old Bergerac has been completely renovated offering a spacious and light living space. This stone house is situated in an ideal location, a quiet riverside square only two steps away from the old Bergerac. Spacious accommodation including a living room, kitchen, dining room, outside courtyard, three bedrooms and stairs leading up to the roof space where a further roof terrace could be arranged. A stunning stone vaulted cellar to store your wine. Ideal home or lock up and leave with huge potential for rental income. Eminent wine region with a plethora of chateaux to visit and activities to enjoy! Bergerac airport makes this destination eminently accessible all year round.

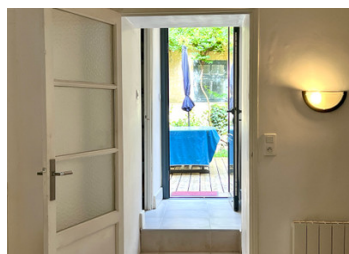


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house has recently been renovated and benefits from double glazing throughout, a connection to mains drainage, a woodburning stove in the sitting room. To note that the house is sold fully furnished!

The House (170 m²)

Ground Floor

Entrance Hall (5.53 m²) beautiful door, tiled floor

Sitting Room (47 m²) wooden floor and woodburning stove

Kitchen (14 m²) tiled floor, open onto the sitting room and the dining room and access to the vaulted cellar

Dining Room (20 m²)

Storage pantry (2.68 m²)

Utility Room (3.69 m²)

Toilet (2.2 m²)

Cellier (4.22 m²)

Vaulted cellar (40 m²)

Courtyard (33 m²)

First Floor

Landing (3.18 m²)

Bedroom 1 (16.23 m²)

Office/bedroom 2 (8.18 m²)

Shower Room (4 m²)

Toilet (1.62 m²)

Storage (7.89 m²)

Bedroom 3 (13 m²)

Toilet (1.75 m²)

Master Bedroom (29.15 m²) with dressing room and shower room

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