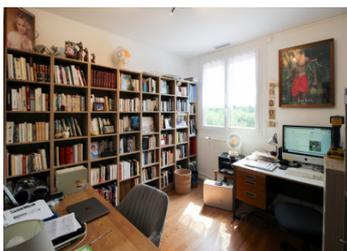


## Renovated town house



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Bergerac           |
| Department: | Dordogne           |
| Bed:        | 4                  |
| Bath:       | 3                  |
| Floor:      | 150 m <sup>2</sup> |
| Plot Size:  | 780 m <sup>2</sup> |

## IN BRIEF

Lovely renovated 60's house with enclosed, secure garden in a residential area of Bergerac.

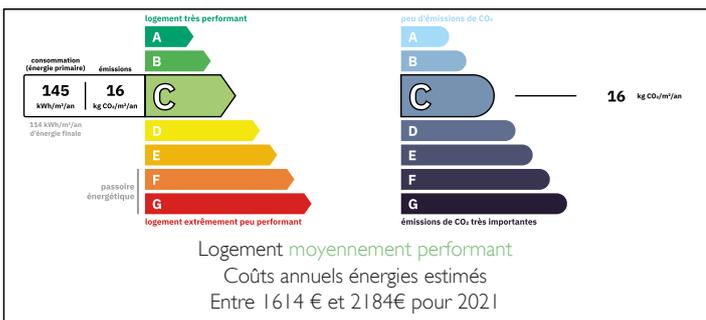
The first floor comprises an entrance hall, living/dining room, laundry room and fitted kitchen. There is also an en suite bedroom with a small dressing room, which is currently rented on a seasonal basis.

Upstairs, a landing leads to a master suite with shower room and WC and a dressing area, a shower room, separate WC, and two further bedrooms.

The exterior features a lovely private covered terrace, as well as an enclosed garden with two sheds and a parking space in front of the house, closed by an electric gate.

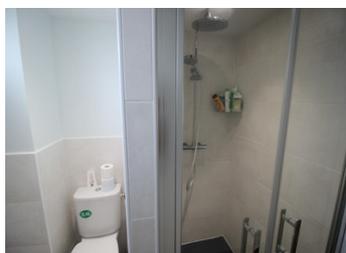
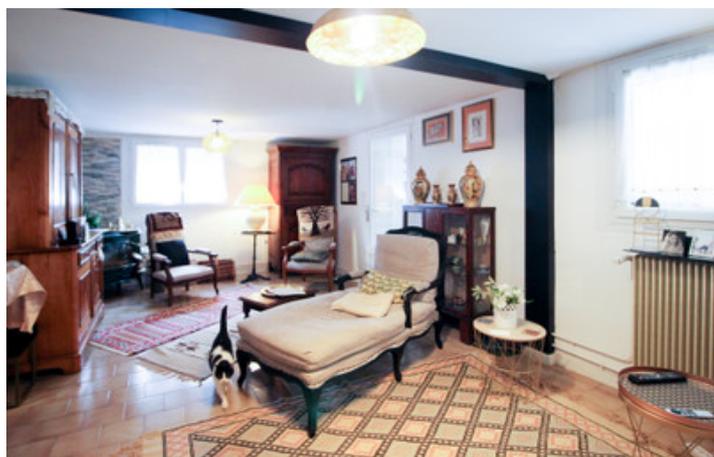
Ideal location just a stone's throw from the town center in a very quiet street.

## 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

Pretty renovated house from the 60's composed of :

First floor:

- Entrance hall (5m<sup>2</sup>),
- Living/dining room (22m<sup>2</sup>),
- Laundry room (9m<sup>2</sup>),
- Kitchen (15m<sup>2</sup>),
- Bedroom 1 en suite (21m<sup>2</sup>),

First floor:

- Landing (5m<sup>2</sup>) with large closet,
- Bedroom 2 (10m<sup>2</sup>),
- Bedroom 3 (12m<sup>2</sup>),
- Bedroom 4 (10m<sup>2</sup>)
- Bedroom 5 en suite with dressing room (26m<sup>2</sup>),
- Separate toilet (2m<sup>2</sup>),
- Shower room with washbasin (3m<sup>2</sup>),

The house is equipped with mains drainage, gas central heating (new) and a wood-burning stove, double-glazed windows and air conditioning on the first floor,

Outside, there's a lovely private covered terrace, as well as an enclosed garden with two sheds and a parking space in front of the house enclosed by an electric gate.

Ideal location just a stone's throw from the town center in a very quiet street.

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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: 2215 EUR**

**Taxe habitation: EUR**

## NOTES