

Detached Périgourdine Family Home in Bergerac town centre

EXCLUSIVE



INFORMATION

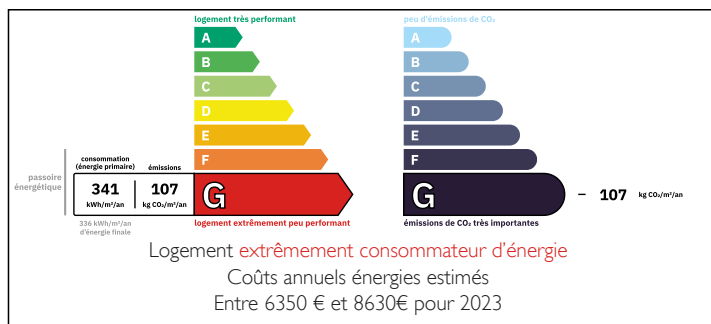
Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	673 m2

IN BRIEF

Although very close to the town centre, this well apportioned property sits back from a quiet road and backs onto a convent. Benefiting from a lawned garden to the rear with mature trees for summer shade, this charming house is looking for a new family to put their stamp on it. Although in perfectly habitable condition, the house will be further improved with some upgrading.



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

Exterior steps lead up to front door, central hallway 5mx2m gives access to kitchen 4mx3m with wooden fronted kitchen units and gas hob, salon double aspect with parquet floor, fireplace 7mx4.6m, dining room/office 3.6mx3.6m, shower room, WC, bedroom 3.8mx4m.

Upstairs, bedroom 3.5mx5.3m, bedroom 4.3mx2.9m, shower room and dressing room.

Underneath the house, accessible from the kitchen, bedroom with wash basin 3.8mx4m garage, 6.8mx4.6m, two storage rooms.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES