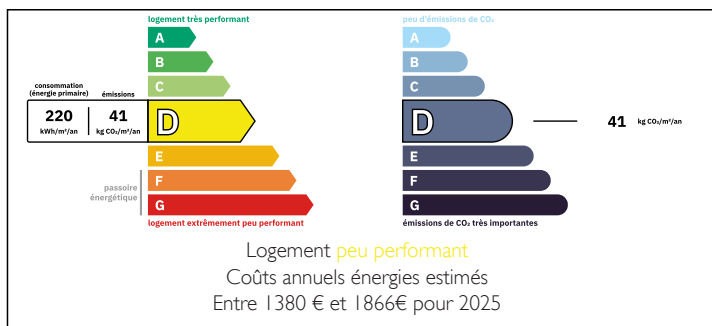


Recently renovated single-storey house



ENERGY - DPE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	980 m ²

IN BRIEF

Attractive single-storey house in a quiet location with easy access to the centre of Bergerac and all its shops.

The house comprises a lovely fitted kitchen opening onto a lounge/dining room, 2 bedrooms, one of which is en suite with shower room, washbasin and wc.

A second building with mains water and electricity could be used as a gîte or studio (with its own entrance) or to extend the house if required.

It is currently used as a carport, workshop and laundry room.

Heating via mains gas, reversible air conditioning, double glazing and mains drainage.

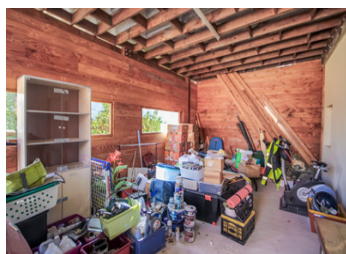
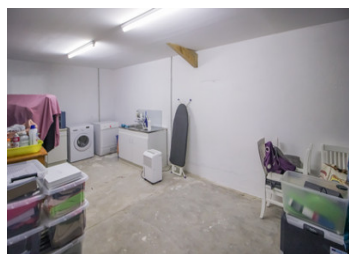
A covered terrace with barbecue area links the main house and the annex.

The grounds are fenced and planted with flowers and trees, and are accessed via an electric gate.

A peaceful place to discover!

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: 1380 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful single-storey house (70m²) will charm you with its many assets and its proximity to the centre of Bergerac and its shops.

It is situated on the edge of the forest and it is easy to go for lovely walks straight from the house.

Details of the rooms and fittings:

Fitted kitchen (12m²) opening onto a lounge/dining room (23m²),

2 bedrooms (10m²-19m²), one en suite with shower room, wc and washbasin (5m²).

Beautiful covered terrace with barbecue area leading to the second building.

The second building (40m²), currently used as a carport, workshop and laundry room, could easily be converted into a home (studio or gîte) with its own independent access. It has mains water and electricity.

Access to the property is via an electric gate, and the grounds are fenced and very private.

The house is fitted with double glazing, solar-powered roller shutters for some windows and doors, reversible air conditioning, mains gas heating and mains drainage.

Land: +/-1000m²

Bergerac and its airport 2,7 km

Bordeaux 101 km

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