

Character property, consisting of studio and apartment, centrally located in Bergerac

EXCLUSIVE



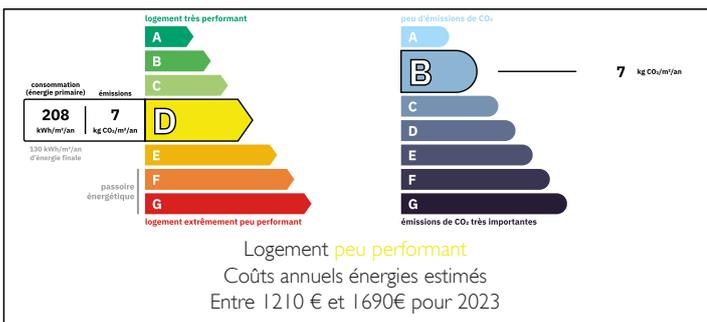
## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Character property located at the historical centre of Bergerac, consisting of two separate dwellings: tastefully renovated studio of and nice two-floor apartment, with large rooms and typical local architecture features. This property offers very good opportunities: either for transforming it into a family home, or for tourist accommodation business, or for long-term rental.

## 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

Charming property at the top-centre of Bergerac, consisting of two separate dwellings. Tastefully renovated and fully equipped studio of 35m<sup>2</sup> on the ground floor, already used for short-term touristic rental. Two-floor apartment, comprising on the 1st floor: large salon with magnificent ancient fireplace, kitchen, WC; on the 2nd floor: bedroom and bathroom. This apartment offers different options of use and needs some refurbishment.

Shops and restaurants are within walking distance from the house. The property has a very good potential for creating family home, for starting tourist accommodation business, or for long-term rental.

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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: 1455 EUR

Taxe habitation: EUR

## NOTES