

## CONTEMPORARY HOUSE IN BERGERAC 4 bedrooms including 1 suite - swimming pool - carport garage -



## INFORMATION

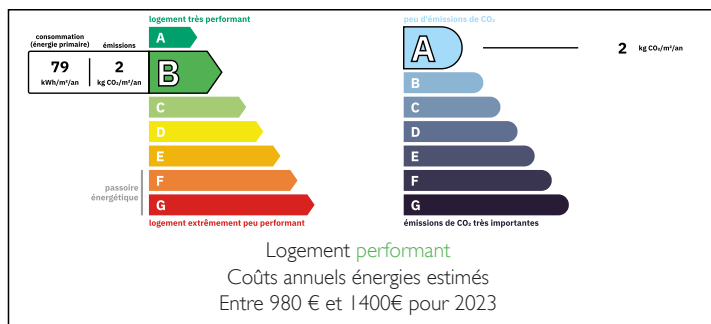
Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	1300 m2

## IN BRIEF

Bergerac, 1.5 km from the town centre and its amenities, we offer you this magnificent new architect-designed house with a ten-year guarantee of 162m2 on a plot of approximately 1300m2 in a quiet area and not overlooked.



## 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

It comprises an entrance hall, a living room with a fully equipped and fitted high-end open-plan kitchen opening directly onto a covered terrace with a lap pool and pool house, three bedrooms including a master suite, three bathrooms, and a separate studio.

A double garage and a 50m<sup>2</sup> carport complete the property, which can accommodate a camper van.

!!!! The living space can be extended by 100m<sup>2</sup>. The landscaped garden was professionally designed. This is a turnkey property.

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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 habitation: EUR

## NOTES