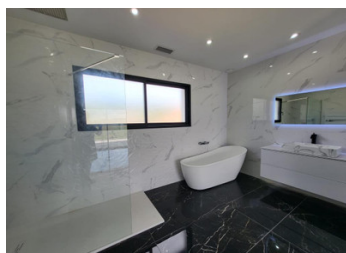


## Magnificent modern villa near the city centre



## INFORMATION

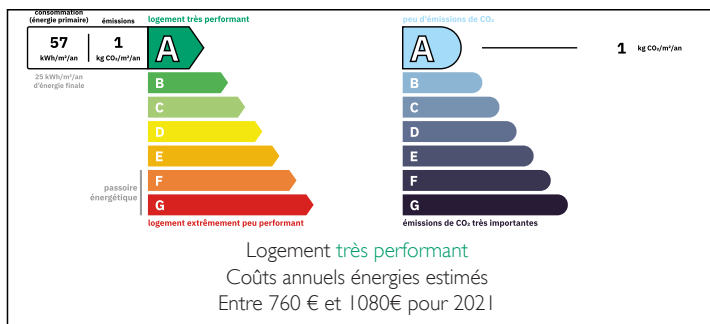
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	1900 m2



## IN BRIEF

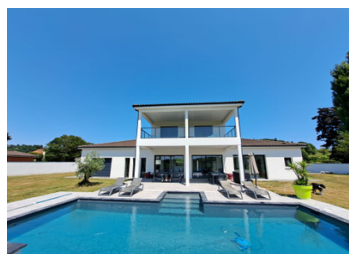
Come and discover this magnificent villa near Bergerac town centre, where you will find high-end amenities in a recently built property. Don't wait to visit!

## 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

New villa (2023) 220 m<sup>2</sup>

1 large, bright living area (90 m<sup>2</sup>) comprising lounge/dining room/fully equipped kitchen with central island opening onto the terrace and swimming pool.

1 pantry/laundry room

5 bedrooms including 2 master suites with walk-in shower and bathtub/dressing room

1 separate bathroom

1 double garage

1 pool house with shower room

1 very attractive swimming pool with water jets

Enclosed grounds

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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