



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 256,800

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Saint-Sauveur
Veröffentlicht:	18.04.2025

#### Beschreibung:

**EXCLUSIVE TO BEAUX VILLAGES IMMOBILIER!** We are delighted to present this bungalow, built in 2006. You are welcomed into a well-established, exotic, fenced garden through double gates onto the driveway for 2/3 cars. The property is well laid out with the living and entertaining space on one side and the bedrooms on the other. Through the entrance hall, you are drawn to the open plan living/dining space with kitchen with open counter to the dining space. There are 3 separate sets of double glazed windows and two sets of double doors, one to the front and one to the rear of the property. A separate hall leads to the 3 double bedrooms, one to the front and two to the rear, the bathroom with bath and separate shower, and WC. The property has been decorated to represent an older, more authentic property, with antique terracotta style floor tiles, and stone fireplace with wood burning stove. Everywhere you look is like a emporium of magnificent furniture and chandeliers. However, peel all that back, you will find the creature comforts of a more modern property, with double glazed windows, electric radiators in each room, modern electrics etc. The garden wraps around the property and you have mains water, as well as Dordogne river water for your use. The property is ideally located for Bergerac and all that it offers, including its international airport which is just 12kms away. Contact us now for more information and to arrange you visit. Price including agency fees : 256.800 € Price excluding agency fees : 240.000 € Buyer commission included: 7%

#### Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	111 m <sup>2</sup>



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Grundstücksgröße: 2426 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T7037/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7037/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi74112

