



## 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:	USD 308,601.86

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Bergerac
Veröffentlicht:	26.08.2025

### Beschreibung:

This charming property offers comfortable and spacious living. With beautiful traditional features such as a fireplace, beams and exposed stone walls. On the ground floor you will find a large open plan living area combining a kitchen, lounge and dining room. The first floor offers two very generously-sized bedrooms, a shower room and a separate toilet. The second floor has a partially converted attic which offers even more possibilities (subject to the necessary permissions), such as a large, ensuite bedroom with dressing room, providing the potential for further extension or personalisation. Other highlights include a storage/boiler room for additional storage and a well-kept enclosed garden, with a large gate leading to a parking space. In addition, the property has self-contained accommodation of one bedroom, living room and shower room which is let on a year-round basis, providing a source of income. Situated just 10 minutes from Bergerac, this property offers the perfect blend of practicality and potential in a sought-after location. Price including agency fees : 267 500 € Price excluding agency fees : 250 000 € Buyer commission, tax included: 7%

### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	175 m <sup>2</sup>
Grundstücksgröße:	400 m <sup>2</sup>

### Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T8931/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8931/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi77275

