



## 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 179,854.32 |

### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Bergerac           |
| Veröffentlicht:       | 21.01.2026         |

### Beschreibung:

Set in a sought-after residential area of Bergerac, within walking distance of the town centre and the Dordogne River, this character property offers a rare opportunity to create a highly versatile home or mixed-use project. The main house, offering approximately 100 m<sup>2</sup> of living space across two levels, currently comprises six rooms and provides a solid base for renovation and reconfiguration. With thoughtful updating, the property could become a comfortable family residence, a multi-bedroom home, or a flexible live/work space. A key highlight of this property is its impressive range of outbuildings, which significantly enhance its potential. These include a large 72 m<sup>2</sup> workshop, garage (18 m<sup>2</sup>), offices (17 m<sup>2</sup>) and additional storage areas, offering exceptional scope for a wide variety of uses. Whether you are a craftsman, artisan, hobbyist, or small business owner, these spaces could be adapted into workshops, studios, professional offices, or creative workspaces (subject to the necessary permissions). They also present exciting possibilities for conversion into guest accommodation, rental units, or extended living areas. The generous 1,750 m<sup>2</sup> plot further strengthens the appeal, with ample outdoor space to design gardens, leisure areas, or practical access zones for vehicles and equipment. The potential direct access to the Dordogne River adds a rare and attractive dimension, ideal for those who value nature, riverside walks, or outdoor living. Conveniently located close to shops, schools, transport links, and Bergerac airport, this property combines urban accessibility with long-term development potential. Ideal for buyers seeking a renovation project with genuine added-value opportunities, this property stands out thanks to its substantial outbuildings and adaptable layout. A viewing is highly recommended to fully appreciate the scale, flexibility, and future possibilities on offer. Price including agency fees : 155 900 € Price excluding agency fees : 143 028 € Buyer commission, tax included: 9%



## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 3                   |
| Badezimmer:              | 1                   |
| Fertige m <sup>2</sup> : | 90 m <sup>2</sup>   |
| Grundstücksgröße:        | 1749 m <sup>2</sup> |

## Gebäudedetails

|                    |      |
|--------------------|------|
| Außen-Ausstattung: | Pool |
|--------------------|------|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |   |
|------------------|---|
| URL der Website: | <a href="http://www.arkadia.com/MLSM-T11042/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11042/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|---|

## Kontaktinformation

|           |          |
|-----------|----------|
| IMLIX ID: | bvi77102 |
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