



## 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 366,861.28

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Bergerac
Veröffentlicht:	23.01.2026

### Beschreibung:

**EXCLUSIVE TO BEAUX VILLAGES!** This chic detached, three level house (1975), covered in pretty vines, has been fully renovated and has an impressive B energy rating. The rez-de-chaussée level (ground floor) has an equipped kitchen with an attached breakfast table and access to a beautiful and original, glazed covered patio. A custom-made sliding door in the kitchen leads into a large, bright, dining-living room with French doors to the front and a cozy fireplace. A superb social space to gather family and friends, from here follow the hallway to the premier bedroom which has a solid oak parquet floor, fitted wardrobes and doors to the covered patio, situated next to this is a large bathroom with a jacuzzi style bathtub, shower and double sinks and a separate toilet and laundry room. Upstairs, the attic has been partially converted into habitable space. There is a bedroom and a smaller second room, both can serve as guest rooms with access to a separate toilet too. On either side, the attic has plenty of storage rooms and there is a solid oak parquet throughout. From the hallway on the rez-de-chaussée level, a wooden staircase leads downstairs to the former basement which has been converted into habitable space. The main bedroom is next to the shower room/toilet. The second bedroom, which also serves as an office offers French doors to the rear terrace and garden beyond. The summer kitchen-dining room also has French doors for easy access to this terrace too. There is a further main entrance to this level from the outside leading into a large room which has the potential to serve as a small business space or could be a downstairs living room or bedroom, the choice is yours! The 33 m2 large back terrace is ideal for family gatherings or garden parties. It overlooks the secure rear garden which has many different fruit trees, vines. Pretty stone steps curve their way upwards back to the front covered terrace. This classy, detached French house is situated on a no-through road and located near a park and the Dordogne River, plus it is only a short drive to Bergerac town center. Please get in touch for more information and to arrange your



---

visit soon. Price including agency fees : 318 000 € Price excluding agency fees : 300 000 € Buyer commission, tax included: 6%

## Allgemein

Schlafzimmer: 4  
Badezimmer: 2  
Fertige m<sup>2</sup>: 180 m<sup>2</sup>  
Grundstücksgröße: 2500 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T11108/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11108/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi83135

