



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 366,861.28

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Bergerac
Soumis:	26/08/2025

### Description:

This bright and spacious home is ideally located in the heart of Bergerac, just steps away from the local shops, schools, restaurants and all essential amenities. The ground floor features a spacious office, a separate library, a comfortable living room and a kitchen with direct access to two outdoor terraces. On the first floor, you'll find two bedrooms, a master bedroom with a private balcony and a family bathroom. The second floor offers three additional bedrooms, a shower room and a storage room. The basement includes a WC and two additional rooms - one currently used as a laundry room and the other as a workshop and storage space. The property also benefits from a garage and a private parking space. The fully-fenced garden features mature landscaping surrounding the house, providing excellent privacy without being overlooked. This property offers great potential as a family home or a house suitable for people with their own business, thanks to its prime location. A viewing is highly recommended. Price including agency fees : 318 000 € Price excluding agency fees : 300 000 € Buyer commission, tax included: 6%

### Commun

Chambres:	6
Salle de bains:	2
Pied carré fini:	188 m <sup>2</sup>
Dimesions du lot:	516 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/MLSM-T9643/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9643/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi75940

