



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 308,601.86

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Bergerac
Posted: Aug 26, 2025

Description:

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%

Common

Bedrooms: 3
Bathrooms: 2
Finished sq. ft.: 175 sq m
Lot Size: 400 sq m

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T8931/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi77275

