



## 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 366,861.28

#### Location

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

#### Common

Bedrooms: 6  
 Bathrooms: 2  
 Finished sq. ft.: 188 sq m  
 Lot Size: 516 sq m

#### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [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

