



## listing



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 308,601.86

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Bergerac
Добавлено:	26.08.2025
Описание:	

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%

### Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	175 кв м
Площадь участка:	400 кв м

### Building details

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

Date Available:

## **Дополнительная информация**

URL вебсайта:

[http://www.arkadia.com/MLSM-T8931/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8931/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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