

Beautiful house in the old Bergerac. Ideal holiday home with proven income from year round holiday rentals.



## INFORMATION

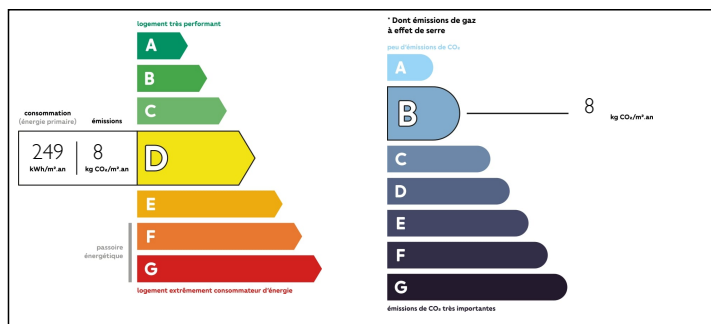
Town:	Bergerac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	0 m2



## IN BRIEF

Exquisite property situated in the old historic part of Bergerac with magnificent views over the rooftops and the Dordogne River. Shops and restaurants on your doorstep. Bursting with character, this beautiful half-timbered building has been entirely renovated to create an elegant yet practical and comfortable home whilst enhancing the original features. It would make an ideal holiday home which can easily be let out throughout the year, with the regular flights to Bergerac airport bringing tourists all year round.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Situated in the historic and picturesque part of the old Bergerac, the house benefits from having been recently renovated and decorated whilst retaining all its original characteristics – with exposed beams and stonework throughout. Benefitting from double glazing, electric radiators, and mains drainage.

### THE ROOMS

#### Ground Floor

Entrance/Kitchen/Dining Room (22.38 m<sup>2</sup>) Enter directly into a charming room with period features, fitted kitchen, door leading down to the cellar.

#### First Floor

A most elegant drawing room (31 m<sup>2</sup>) with wooden floor, exposed stone and beams

#### Second Floor

Landing (4.22 m<sup>2</sup>) with velux window and exposed beams

Bedroom I (20.24 m<sup>2</sup>) with wooden floor, exposed stone and beams

Shower Room (2.88 m<sup>2</sup>) with shower, heated towel radiator, handbasin and WC

#### Top Floor

Large bedroom (15.44 m<sup>2</sup>) with panoramic views over the rooftops of Bergerac and a view of the Dordogne River

Shower Room (3.74 m<sup>2</sup>) with shower, WC, handbasin and heated towel radiator

## LOCAL TAXES

Taxe foncière: 1642 EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>