

Rare: Magnificent town house in the centre of Bergerac with private courtyard and garage.



## INFORMATION

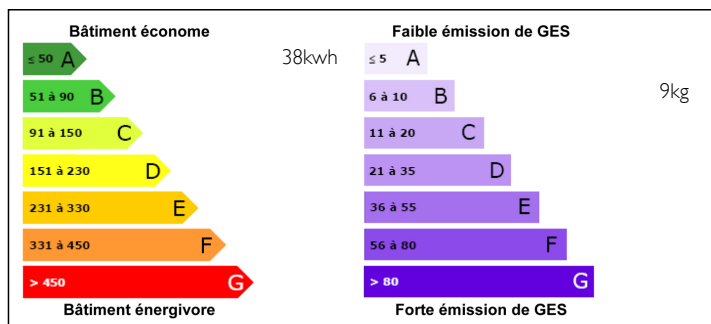
Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	320 m2
Plot Size:	0 m2



## IN BRIEF

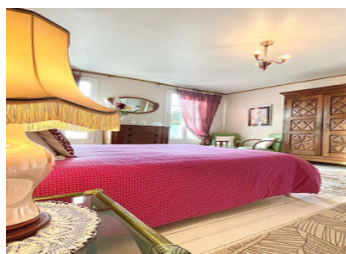
This superb town house in the heart of Bergerac is a real treasure trove thanks to the renovation work carried out, which has preserved the character of the old building while offering quality services, providing a warm atmosphere to this house rich in history of approximately 320 m2, spread over 4 levels, with a private courtyard and garage.

## 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.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES

## DESCRIPTION

The entrance door opens onto a beautiful hallway which leads to an independent flat, comprising a living room with open plan kitchen, a dressing room and a shower room with WC. The bay window in the living room brings a lot of light to this space and allows access to the courtyard and the independent building used as a garage today.

The wooden staircase leads to a very nice living space on the second floor.

You will be seduced by the height, the authenticity and the details that have been preserved and enhanced. This level includes a very bright living room, a dining room, a separate kitchen and a toilet. On the third floor there are three beautiful bedrooms, a shower room and two toilets, one of which is "ecological".

The fourth floor offers two beautiful bedrooms, a bathroom with corner bath and toilet, as well as a storage space.

This superb house offers space for a family, is perfect for use as a guest house or could be converted into several flats spread over 3-4 floors.

A great opportunity to be seized very quickly.

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