

A two bedrooms bright apartment in the heart of Bergerac.

EXCLUSIVE



## INFORMATION

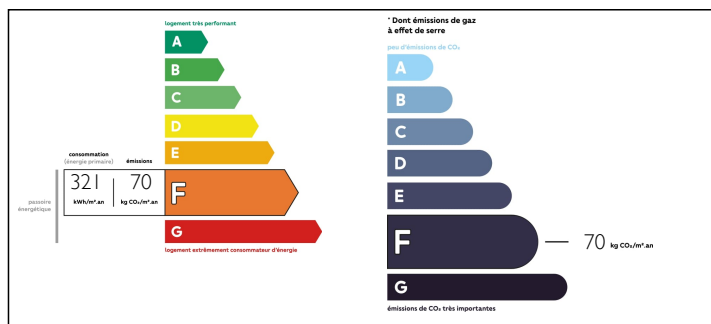
Town:	Bergerac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

## IN BRIEF

This nice apartment to refresh ideally located in the heart of the city is part of a secure residence. Comprising 2 bedrooms, a large living room, a kitchen, a bathroom as well as a little terrace offering nice views upon the city of Bergerac.

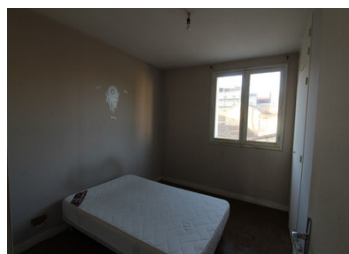


## ENERGY - DPE



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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

This apartment of about 65m<sup>2</sup> is fitted as follow;  
An entrance(~5m<sup>2</sup>), a kitchen with an outdoor storage(~10m<sup>2</sup>), a living room(~28m<sup>2</sup>), a terrace(~5m<sup>2</sup>) offering nice views, a corridor with storage leading to the bathroom(~2,60m<sup>2</sup>) as well as to the bedrooms(~9m<sup>2</sup> and 10,60m<sup>2</sup>). Separated lavatories. Parquet floor. Central heating with gaz. 3rd floor without elevator. Residence with code. Enclosed parking and cellar. The apartment needs some new fittings and paint. It offers good opportunities for rental income.

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

## LOCAL TAXES

Taxe foncière: 1186 EUR

## NOTES