COLDWELL BANKER
EUROPA REALTY

House Bergerac 342 m²



SALE PRICE : 936 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux Premium presents this peaceful property, located just 15 minutes from the historic town of Bergerac, with its international airport, and only 2 km from the village of LA FORCE, offering shops and restaurants.

Built in 1972, the house boasts an elegant slate roof and wonderfully generous and unusual proportions. It is a very well-constructed property, featuring substantial suspended flooring and traditional Beauronne terracotta tiles, complemented by high-quality double glazing, a water softener, an efficient central heating system and solar panels, providing significant energy savings.

And the highlights? Where to begin... A 250 m² stone outbuilding, currently requiring renovation, with the potential to become a second house; natural springs; a pond with a pump for irrigation; Fibre Optic availability... and much more besides.

DPE (203 - D) GES (21 - C)
Estimation des coûts annuels d'énergie du logement entre 4700 € et 6400 € par an
Honoraires à charge vendeur inclus.
Pour plus d'information, contact : Katrina Hammond
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445
Retrouvez tous nos biens sur le site IMMOBA.fr

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FEATURES

Property type:	House	Area:	342.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	6 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 203

Greenhouse gas emissions (GHG) index: C 21

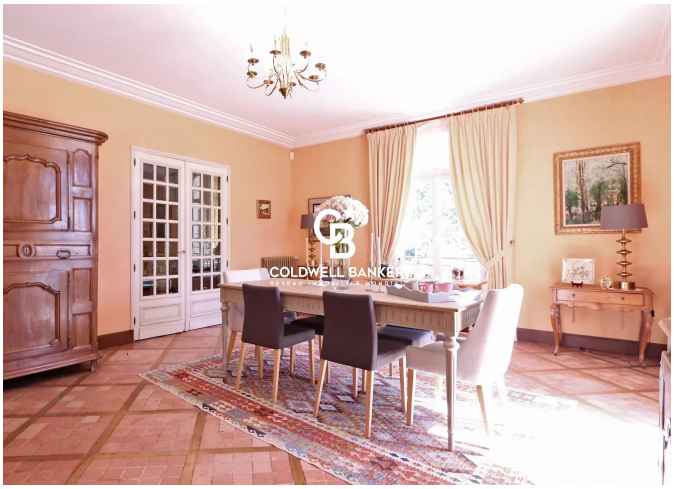
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