COLDWELL BANKER
EUROPA REALTY

House Bergerac 284 m²



SALE PRICE : 710 000 €

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 former farmhouse, expertly renovated, set in an elevated position within a peaceful hamlet, just a few minutes from Bergerac and with quick access to the A89 motorway, in the community of Issac.

The property offers impressive volumes and is located just 2 km from a primary school. This beautiful former farmhouse now benefits from a range of modern comforts, including a large kitchen/dining area, a spacious sitting/living room with fireplace, three large bedrooms, each with its own en-suite shower room, as well as an upper floor with two further bedrooms and an additional bathroom. There is also an attic offering potential for conversion.

Further features include tilt-and-turn windows, electric roller shutters, an electric entrance gate, fibre-optic internet, and fully enclosed grounds.

The covered terrace enjoys breathtaking views over the surrounding countryside and overlooks the heated saltwater swimming pool, which is fitted with a submerged roller cover.

Add to this the peace and tranquillity of this dream location, and you have an ideal property.

DPE (146 - C) GES (28 - C)
Estimation des coûts annuels d'énergie du logement entre 3 970 € et 5 430 € par an
Honoraires à charge vendeur inclus.
Pour plus d'information, contact : Katrina Hammond +33788377780
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:	284.0 m²	Property tax:	€1.00
Number of rooms:	8 rooms	Number of bedrooms:	5 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): C 146

Greenhouse gas emissions (GHG) index: C 28

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