COLDWELL BANKER
EUROPA REALTY

House Bergerac 771 m²



SALE PRICE : 894 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux Premium presents this property located just 4 km from the historic town of Bergerac, with its international airport.

This exceptionally large house, set in an elevated position in the middle of its 7 hectares, includes two guesthouses (gîtes), a large swimming pool, a former drying barn, and surrounding fields. It is suitable for a wide range of projects—family living, equestrian use, agriculture, or rental investment—all in a peaceful setting close to town.

Numerous works have been carried out, notably the creation of a spectacular main living area with underfloor heating, making it truly comfortable both in summer and winter.

The bonus? The possibility of complete self-sufficiency while still being close to all amenities.

DPE (176 - C) GES (5 - A)
Estimation des coûts annuels d'énergie du logement entre 8460 euros et 11520 euros 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
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	771.6 m²	Property tax:	€3.00
Number of rooms:	15 rooms	Number of bedrooms:	8 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 156

Greenhouse gas emissions (GHG) index: A 5

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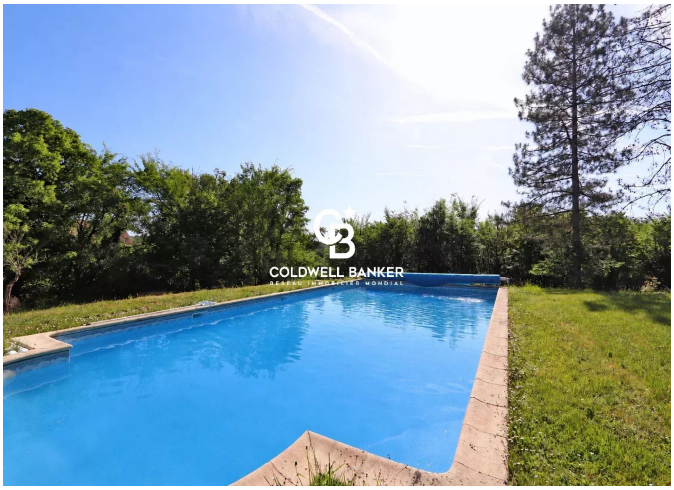
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