

Maison Bergerac 365 m²



SALE PRICE : 1 150 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

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

The property — of historical significance as it appears on the French map dated 1820–1866 — includes the main house (single-story living is possible), a swimming pool, a pond, a tennis court, and extensive grounds, all set at the end of a private lane in an elevated position. Numerous outbuildings complete the estate, including an adjoining apartment, a four-car garage, a tractor shed, a 25-meter-deep well, and... a *guinguette* (open-air entertainment pavilion).

DPE (178 - C) GES (12 - C)

Estimation des coûts annuels d'énergie du logement de 4980€ à 6830€.

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](https://www.immoba.fr)

Everything is in perfect condition thanks to recent renovations: heat-pump heating, air conditioning, updated electrical systems, two new water heaters, and fiber-optic internet...

The highlight? The possibility of complete off-grid, self-sufficient living.

FEATURES

Property type:	Maison	Area:	365.0 m ²	Property tax:	€4.00
Number of rooms:	12 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): C 178

Greenhouse gas emissions (GHG) index: C 12

