



540 800 €

Buying house

6 rooms

Surface : 267 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 300 m<sup>2</sup>

Year of construction : 18e et 19e

Hot water : Gaz

Amenities :

fireplace, double glazing, Laundry room



### House 108 Bergues

For lovers of spacious rooms and old-world charm! This characterful house of approximately 267 m<sup>2</sup> offers a warm and inviting living environment. It includes 5 bedrooms, a living room, a kitchen with a vaulted section, and a 40 m<sup>2</sup> lounge-dining area. A winter garden, a true additional living space flooded with light, perfect for enjoying the outdoors all year round. Garage. Garden, terrace. 2 cellars. An attic ready to be converted, offering great potential for expansion.

#### Legal information

540 800 € fees included

4,00% VAT of fees paid by the buyer (520 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 4710 and 6440 € (reference year 2023)  
Document non contractuel - 02/06/2026



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Carte professionnelle CPI59052025000000001 - RCS 939447454

Code NAF 6831Z - SIRET 93944745400017 - Document non contractuel