

[Click to view MFH-GLFAP2587](#)

2 bedroom House for sale in Dordogne

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



€246,000

inc. of agency fees

2 Beds 2 Baths 115 sqm 0.11 ha

Immerse yourself in history with this stone ensemble dating from 1763, nestled in a picturesque hamlet where old-world charm meets modern comfort. This unique property offers an authentic setting for...

At a Glance

Reference	MFH-GLFAP2587	Near to	Sarlat-la-caneda	Price	€246,000
Bed	2	Bath	2	Hab.Space	115 sqm
Land	0.11 ha	Pool	No	Land Tax	N/A

Property Description

Immerse yourself in history with this stone ensemble dating from 1763, nestled in a picturesque hamlet where old-world charm meets modern comfort. This unique property offers an authentic setting for peaceful country living.

The main house, the jewel in the crown, welcomes you with a beautiful kitchen featuring an inglenook fireplace, evoking ancestral traditions. A bright living room offers a convivial space for relaxation, while a

practical laundry room and bathroom/toilet add to the functionality of the residence. Upstairs, two bedrooms, one with its own bathroom. Oil-fired central heating.

A barn in need of restoration and re-roofing offers additional development potential, allowing you to express your creativity and shape this space to your needs and desires.

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€246,000

Key Information

Year Built:	1763
Internal Area:	115 sqm
Land Area:	0.11 ha

Location: Nouvelle Aquitaine



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates