

[Click to view MFH-AES11080-BGC](#)

## House for sale near Bergerac in the Dordogne

**Bergerac** , **Dordogne** , **Nouvelle Aquitaine**



# €221,490

inc. of agency fees

2 Beds      105 sqm      0.03 ha

Town house surrounded by 250 m2 of courtyard with an outbuilding which can be converted into a studio (to be approved by a professional) and a garage. House from the 1930s of approximately 100m2 with...

### At a Glance

|                  |                  |                |          |                  |          |
|------------------|------------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-AES11080-BGC | <b>Near to</b> | Bergerac | <b>Price</b>     | €221,490 |
| <b>Bed</b>       | 2                | <b>Pool</b>    | No       | <b>Hab.Space</b> | 105 sqm  |
| <b>Land</b>      | 0.03 ha          |                |          | <b>Land Tax</b>  | N/A      |

### Property Description

Town house surrounded by 250 m2 of courtyard with an outbuilding which can be converted into a studio (to be approved by a professional) and a garage. House from the 1930s of approximately 100m2 with parquet floors, decorative fireplaces and high ceilings comprising on the ground floor an entrance, a living-dining

room of 26m<sup>2</sup>, a bedroom adjoining a shower room, a fitted kitchen with access to the cellar and a 20m<sup>2</sup> veranda facing south/east. Upstairs, a large landing leads to a second bedroom of 12 m<sup>2</sup>, a second shower room as well as two small attic rooms that can be used as extra bedrooms and numerous storage spaces. Double glazing, city gas central heating, mains drainage. Away from the street, 10 minutes walk from the hyper center of Bergerac.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 2        |
| Price          | €221,490 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 105 sqm |
| Land Area:     | 0.03 ha |
| Floor:         | 1       |

### Property Features:

- Gas Central Heating

## 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