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## Countryside house for sale near Bergerac in the Dordogne

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



# €966,000

inc. of agency fees

5 Beds   4 Baths   415 sqm   1.35 ha

Exceptional property in Bergerac. A country house in the town! Completely renovated, this beautiful chartreuse offers you absolute comfort in a country setting. The main house is composed of a fitted...

### At a Glance

<b>Reference</b>	MFH-AES11084-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€966,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	415 sqm
<b>Land</b>	1.35 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Exceptional property in Bergerac. A country house in the town! Completely renovated, this beautiful chartreuse offers you absolute comfort in a country setting. The main house is composed of a fitted kitchen, dining room, library, office, and laundry room on the ground floor and a master suite with dressing room and

bathroom, 2 bedrooms and a shower room on the first floor. An orangery takes you into a wing with 2 lounges, sauna, 2 bedrooms and 2 shower rooms. Surrounded by the gardens of approximately 2.5 acres with century-old trees, a well and a stream, as well as a 200m<sup>2</sup> barn, swimming pool and pool house. A must see!

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€966,000

## Key Information

Internal Area:	415 sqm
Land Area:	1.35 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery









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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.

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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.

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