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## House for sale near Bergerac in the Dordogne

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



**€574,750**

inc. of agency fees

4 Beds   2 Baths   210 sqm   0.93 ha

Contemporary one-storey house with large open living area and expansive windows, perfect for the natural light to illuminate the interior while enjoying the pool and garden views. Approximately 210m2...

### At a Glance

<b>Reference</b>	MFH-AES11152-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€574,750
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.93 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Contemporary one-storey house with large open living area and expansive windows, perfect for the natural light to illuminate the interior while enjoying the pool and garden views. Approximately 210m2 habitable area leading to the terrasse, pool and jacuzzi. An impressive living room of approx.85m2 with open fitted

kitchen; a utility room, a study, three bedrooms, a bathroom and a spacious parentale suite of 30m<sup>2</sup> with bathroom and dressing room. Double garage and a carport plus a further single garage and atelier. Underfloor heating & pellet burner. Enclosed garden of over two acres. Calm area just minutes from a bastide town, 15 minutes from Eymet and 25 min to Bergerac.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€574,750

## Key Information

Internal Area:	210 sqm
Land Area:	0.93 ha
Property Features:	
•	Terrasse

## 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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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.

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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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