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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...

At a Glance

Reference	MFH-AES11152-BGC	Near to	Bergerac	Price	€574,750
Bed	4	Bath	2	Hab.Space	210 sqm
Land	0.93 ha	Pool	No	Land Tax	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 30m2 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



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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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