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House for sale near Bergerac in the Dordogne

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



€445,200

inc. of agency fees

2 Beds 120 sqm 0.06 ha

This surprising gated property has been conceived as the perfect relaxing place, each room having access to the private outdoor area, made of terrasses, cosy corners, a water piece and a swimming pool....

At a Glance

Reference	MFH-AES11159-BGC	Near to	Bergerac	Price	€445,200
Bed	2	Pool	No	Hab.Space	120 sqm
Land	0.06 ha			Land Tax	N/A

Property Description

This surprising gated property has been conceived as the perfect relaxing place, each room having access to the private outdoor area, made of terrasses, cosy corners, a water piece and a swimming pool. it offers a modern kitchen, a utility room, a 33m2 living/dining room with wood burner, a study, separate toilet and an

ensuite bedroom. Another independent ensuite bedroom is perfect for guests. it is accessible from a very quiet road, through it's covered entrance. Garage and workshop. An exotic property in the middle of Bergerac!

Summary

Property type:	House
Bedrooms:	2
Price	€445,200

Key Information

Internal Area:	120 sqm
Land Area:	0.06 ha
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



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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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