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## House for sale near Bergerac in the Dordogne

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



# €379,000

inc. of agency fees

5 Beds   1 Baths   190 sqm   0.25 ha

SOUGHT AFTER LOCATI<sup>ON</sup> close to the river in Bergerac! This 190m<sup>2</sup> house surrounded by a mature 2500m<sup>2</sup> garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful...

### At a Glance

<b>Reference</b>	MFH-AES11160-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€379,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOUGHT AFTER LOCATI<sup>ON</sup> close to the river in Bergerac! This 190m<sup>2</sup> house surrounded by a mature 2500m<sup>2</sup> garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful pergola, an L shape living room, one bedroom, bathroom, utility and toilet on the ground floor, and

two bedrooms and a toilet on the first floor. At garden level, and also accessible from the house, a two bedroom apartment with kitchen/living area, shower room and toilet. in addition, there is a 19m<sup>2</sup> beautician studio and a 29m<sup>2</sup> garage. A versatile house, with bright and aery charm of the 70s and all the modern comfort (heat pump and double glazing). A must see!

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€379,000

## Key Information

Internal Area:	190 sqm
Land Area:	0.25 ha
Floor:	2
Property Features:	
•	Double Glazing

## 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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