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## House for sale near Cales in the Dordogne

Cales , Dordogne , Nouvelle Aquitaine



# €230,000

inc. of agency fees

5 Beds      170 sqm      0.09 ha

10 minutes from Lalinde, we offer you this old Perigord style stone farm. Main house, large living room with fireplace, two bedrooms, equipped kitchen and bathroom with WC. On the 1st floor are two other...

### At a Glance

<b>Reference</b>	MFH-AES11259-LA	<b>Near to</b>	Cales	<b>Price</b>	€230,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.09 ha			<b>Land Tax</b>	N/A

### Property Description

10 minutes from Lalinde, we offer you this old Perigord style stone farm. Main house, large living room with fireplace, two bedrooms, equipped kitchen and bathroom with WC. On the 1st floor are two other bedrooms and a shower room. in the basement, with original stone walls, there is an independent apartment, including a living / kitchen, a double bedroom and a bathroom. Outside and next to the house is a heated swimming pool of 3 x 5 m with terrace. Pool-house and other outbuildings. Next to the house is a garden with fruit trees and

space for 2/3 cars. Perfect for Air BNB or a lovely holiday home.

## Summary

Property type:	House
Bedrooms:	5
Price	€230,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.09 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery













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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**C. BAUER – Sunday Times**

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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