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House for sale near Saint-Germain-Et-Mons in the Dordogne

Saint-Germain-Et-Mons , **Dordogne** , **Nouvelle Aquitaine**



€283,550

inc. of agency fees

3 Beds 98 sqm 0.27 ha

Modern single storey house (2020) ideally located 5 minutes from a town and 20 minutes from Bergerac, this impeccable practical house is a blank canvas, ready to move into and offers all the best in contemporary...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|-----------------------|------------------|----------|
| Reference | MFH-AES11261-LA | Near to | Saint-Germain-Et-Mons | Price | €283,550 |
| Bed | 3 | Pool | No | Hab.Space | 98 sqm |
| Land | 0.27 ha | | | Land Tax | N/A |

Property Description

Modern single storey house (2020) ideally located 5 minutes from a town and 20 minutes from Bergerac, this impeccable practical house is a blank canvas, ready to move into and offers all the best in contemporary comfort. it has underfloor heating and electric blinds and an excellent energy rating (A). Comprising 3

bedrooms, a pantry, a large kitchen/dining room, a bathroom with both a shower and a bathtub and a large garage. The living room leads onto a good sized terrace and a well-maintained flat garden.

Summary

Property type: House
Bedrooms: 3
Price: €283,550

Key Information

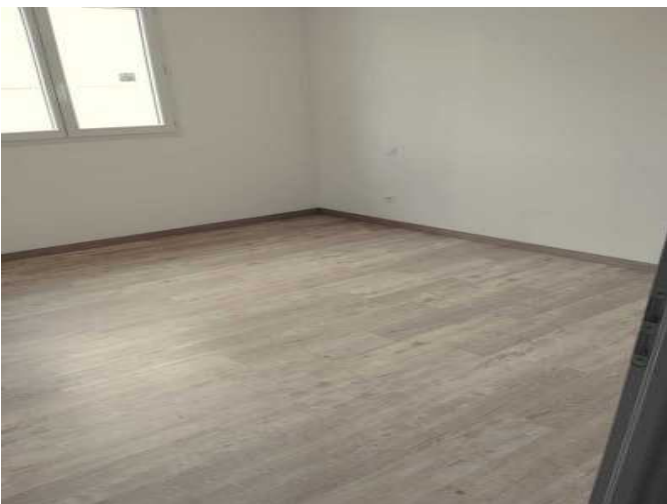
Internal Area: 98 sqm
Land Area: 0.27 ha
Property Features:

- Terrace

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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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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