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## House for sale near Bergerac in the Dordogne

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



# €349,800

inc. of agency fees

**3 Beds**      **156 sqm**      **0.5 ha**

156m2 character house with a lovely 2000m2 mature garden and 3000m2 woodland, located on the outskirts of a village near Bergerac. Authentic elements such as flooring and ceilings take you back in time....

### At a Glance

<b>Reference</b>	MFH-AES11247-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€349,800
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	156 sqm
<b>Land</b>	0.5 ha			<b>Land Tax</b>	N/A

### Property Description

156m2 character house with a lovely 2000m2 mature garden and 3000m2 woodland, located on the outskirts of a village near Bergerac. Authentic elements such as flooring and ceilings take you back in time. 22m2 Kitchen/dining, 42m2 living/dining with open fire, three bedrooms and an office, shower room and toilets.

Tobacco drying barn to refurbish. A must see for stone lovers!

## Summary

Property type:	House
Bedrooms:	3
Price	€349,800

## Key Information

Internal Area:	156 sqm
Land Area:	0.5 ha
Property Features:	
•	Mature Garden

## Location: Nouvelle Aquitaine



## Gallery







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## 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.

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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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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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