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## House for sale near Bergerac in the Dordogne

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



# €318,000

inc. of agency fees

2 Beds

93 sqm

A stone's throw from the river Dordogne, completely renovated stone house on three levels in the heart of Bergerac. On the ground...

### At a Glance

**Reference** MFH-AES11234-BGC

**Near to** Bergerac

**Price** €318,000

**Bed** 2

**Pool** No

**Hab.Space** 93 sqm

**Land Tax** N/A

### Property Description

A stone's throw from the river Dordogne, completely renovated stone house on three levels in the heart of Bergerac. On the ground floor: entrance, toilets, a living room with access to a small courtyard overlooking a quiet square, a bedroom, a shower room. On the first floor: 42 m2 living room with fitted kitchen and access to a balcony, and on the second floor, large ensuite suite with a shower room and an office space. Renovation

done in 2024 (roof, insulation, radiators, double glazing, plumbing and electricity). Rare location in the historic center in a quiet street, close to restaurants!

## Summary

Property type:	House
Bedrooms:	2
Price	€318,000

## Key Information

Internal Area:	93 sqm
Property Features:	<ul style="list-style-type: none"><li>• Double Glazing</li></ul>

## 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.

**C. BAUER – Sunday Times**

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