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## House for sale near Bergerac in the Dordogne

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



# €477,000

inc. of agency fees

6 Beds   1 Baths   228 sqm   0.26 ha

228m2 renovated farmhouse with swimming pool, summer kitchen and garden shed on a 2613m2 enclosed garden (including 700m2 constructible with access to the road and connected to mains drainage). On the...

### At a Glance

<b>Reference</b>	MFH-AES11255-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€477,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	228 sqm
<b>Land</b>	0.26 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

228m2 renovated farmhouse with swimming pool, summer kitchen and garden shed on a 2613m2 enclosed garden (including 700m2 constructible with access to the road and connected to mains drainage). On the ground floor: entrance hall, WC, office, 45m2 living/dining room, dining kitchen, pantry, 4 bedrooms (one

with shower room), library and bathroom. Upstairs: two bedrooms and a bathroom with toilet. South facing 28m<sup>2</sup> covered terrace and garden. Well with a pump. Parking for several cars. ideally located in Bergerac, close to shops and schools. A must see!

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€477,000

## Key Information

Internal Area:	228 sqm
Land Area:	0.26 ha
Floor:	1
Property Features:	
•	Swimming Pool

## 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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**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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