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## House for sale near Bergerac in the Dordogne

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



# €220,480

inc. of agency fees

4 Beds   1 Baths   140 sqm   0.03 ha

1930s house in Bergerac center, close to shops, schools and the Dordogne with the river path into town! Surrounded by its garden (plot of approximately 340m<sup>2</sup>), it offers beautiful volumes and light. 140m<sup>2</sup>:...

### At a Glance

<b>Reference</b>	MFH-AES11272-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€220,480
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	140 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

1930s house in Bergerac center, close to shops, schools and the Dordogne with the river path into town! Surrounded by its garden (plot of approximately 340m<sup>2</sup>), it offers beautiful volumes and light. 140m<sup>2</sup>: on the ground floor, entrance leading to two symmetrical rooms with double doors, one of which is used as a study,

the other as a living room opening onto an open kitchen, WC under the staircase, a bedroom connected to its bathroom and a covered terrace with access to the cellar. Upstairs, (independent access) two bedrooms with dressing room, bathroom and open kitchen, WC. Town gas central heating, mains drainage.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€220,480

## Key Information

Internal Area:	140 sqm
Land Area:	0.03 ha
Floor:	1

Property Features:

- Gas Central Heating

## 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**

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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