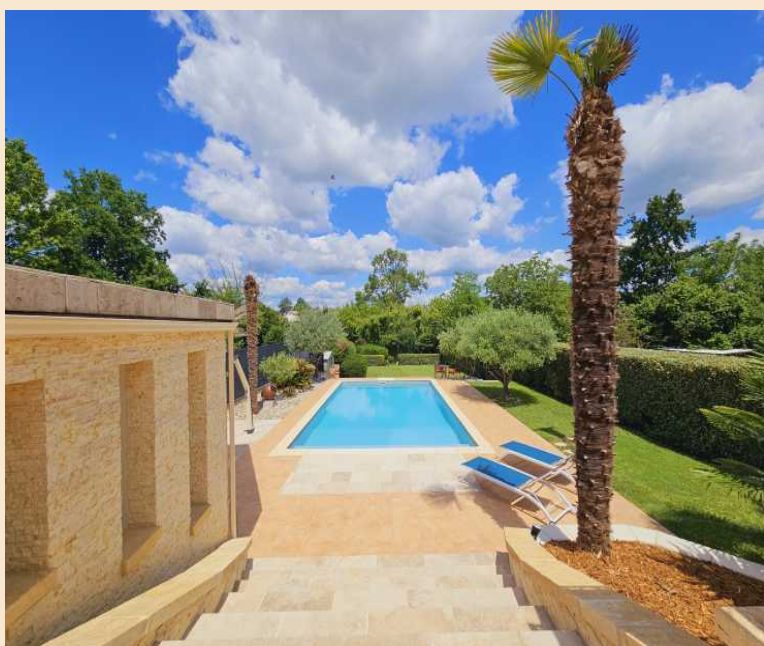


[Click to view MFH-AES11275-LA](#)

## House for sale near Bergerac in the Dordogne

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



# €420,000

inc. of agency fees

3 Beds      138 sqm      0.16 ha

Just a 15 minute walk from Bergerac, with access to the river. Agency Eleonor would like to offer you this perfect property in a perfect...

### At a Glance

<b>Reference</b>	MFH-AES11275-LA	<b>Near to</b>	Bergerac	<b>Price</b>	€420,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	138 sqm
<b>Land</b>	0.16 ha			<b>Land Tax</b>	N/A

### Property Description

Just a 15 minute walk from Bergerac, with access to the river. Agency Eleonor would like to offer you this perfect property in a perfect place. Ready to move in and enjoy! On the ground floor: entrance/living room, dining room, kitchen, wc, bedroom and shower room, cellar/laundry/boiler. Upstairs, you will find another bedroom with dressing. Also an open mezzanine currently used as an office, this could be converted to a

bedroom. Enjoy the outdoor terrace with pergola, overlooking the beautiful swimming pool, with barbecue and shower, the poolhouse of 18m<sup>2</sup> could potentially be a studio independant. There is also an independent garage and everything is enclosed with electric gates, in a beautiful garden of 1576 m<sup>2</sup>. A small pond full of Koi carp completes this oasis. Heating from city gas, mains drains, recently installed air conditioning, double glazing with mosquito nets and has its own water supply. Visit quickly !!

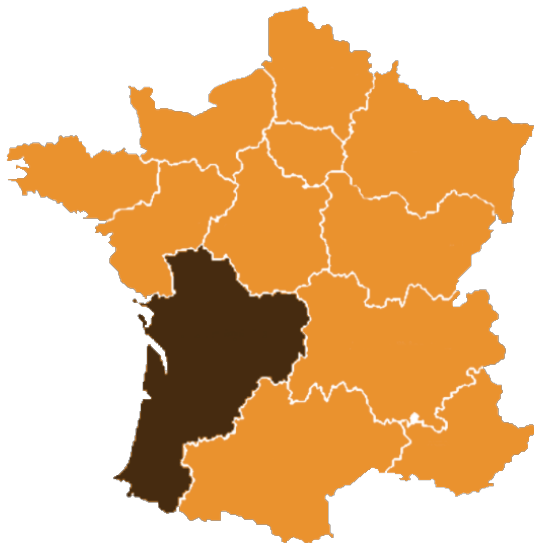
## Summary

Property type:	House
Bedrooms:	3
Price	€420,000

## Key Information

Internal Area:	138 sqm
Land Area:	0.16 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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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