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## House for sale near Bergerac in the Dordogne

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



**€441,000**

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 place. Ready to move in and enjoy! On the ground floor: entrance/living...

### At a Glance

<b>Reference</b>	MFH-AES11275-LA	<b>Near to</b>	Bergerac	<b>Price</b>	€441,000
<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 !!

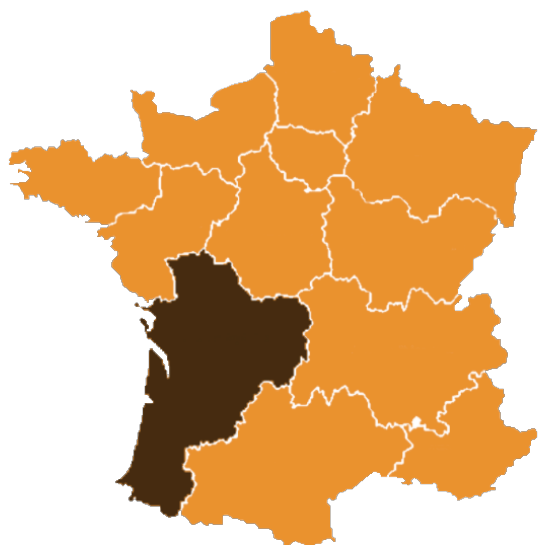
## Summary

Property type:	House
Bedrooms:	3
Price	€441,000

## Key Information

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

## Location: Nouvelle Aquitaine



## Gallery













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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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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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