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## House for sale near Bergerac in the Dordogne

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



**€430,000**

**inc. of agency fees**

**3 Beds      127 sqm      0.24 ha**

127m2 single storey house  
nested on the heights of  
Bergerac with a large terrace  
and spectacular panoramic view.  
As soon as you enter,...

### At a Glance

**Reference** MFH-AES11283-BGC

**Near to** Bergerac

**Price** €430,000

**Bed** 3

**Pool** No

**Hab.Space** 127 sqm

**Land** 0.24 ha

**Land Tax** N/A

### Property Description

127m<sup>2</sup> single storey house nested on the heights of Bergerac with a large terrace and spectacular panoramic view. As soon as you enter, you are struck by the natural light and open space this house has to offer with bay windows and large terrace. Entrance hall, kitchen opening onto a covered dining terrace, utility room, 43m<sup>2</sup> dining/living room, three bedrooms (one opening onto the terrace), toilet and shower room. independent 32m<sup>2</sup> garage. Gazebo housing a spa. Mature garden with orchard and flowers. Heating system by air/water heat pump, reversible air conditioning and thermodynamic water heater. A must see!

Summary

Property type: House  
Bedrooms: 3  
Price €430,000

Key Information

Internal Area: 127 sqm  
Land Area: 0.24 ha  
Property Features:  
• Air Conditioning

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:

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or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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## Buying French Property Just Got Easier...

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**



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