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House for sale near Bergerac in the Dordogne

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



€430,500

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	€430,500
Bed	3	Pool	No	Hab.Space	127 sqm
Land	0.24 ha			Land Tax	N/A

Property Description

127m2 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, 43m2 dining/living room, three bedrooms (one opening onto the terrace), toilet and shower room. independent

32m2 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	€430,500

Key Information

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

Location: Nouvelle Aquitaine



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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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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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