

[Click to view MFH-IJLN3MZ](#)

## Renovated family home in the Dordogne

Mareuil , Dordogne , Nouvelle Aquitaine



**€349,200**

inc. of agency fees

4 Beds 3 Baths 207 sqm 3855 sqm

Renovated family home with a panoramic view for sale in a Dordogne village with shops, restaurants, weekly market and schools. REDUCED!

### At a Glance

<b>Reference</b>	MFH-IJLN3MZ	<b>Near to</b>	Perigueux	<b>Price</b>	€349,200
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	207 sqm
<b>Land</b>	3855 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just a short distance from Mareuil Castle, there is a house located in a village that offers amenities such as shops, restaurants, a weekly market, and schools.

The house has a living space of approximately 207 square meters and boasts a panoramic view. It features a spacious and well-lit living room (44 sq.m), a fully equipped independent kitchen (20 sq.m), along with a

total of four bedrooms, two bathrooms, and a bathroom. The layout allows for the possibility of living on one level, with a bedroom, dressing room, and bathroom located on the same level as the living areas.

Recently, a heat pump heating system was installed in 2022, along with a wood stove, which is perfect for the area. The property also includes a garden, 2 terraces, and a cellar.

## **The Accommodation**

### **The ground floor**

- 43 sqm - Living room with panoramic view
- 20 sqm - Kitchen
- 15 sqm - Clearing
- 3,80 sqm - W.C
- 1,70 sqm - W.C
- 12 sqm - Bathroom with walk-in shower
- 16,50 sqm - Room
- 3,35 sqm - Dressing (formerly entrance condemned)

### **The first floor**

- 6,30 sqm - Bedroom
- 3 sqm - Landing
- 4,70 sqm - Bathroom with toilet
- 10,50 sqm - Room under the roof
- 7,80 sqm - Office space
- 4,40 sqm - Clearance
- 45,30 sqm - Dormitory

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€349,200

## Key Information

Year Built:	1960
Internal Area:	207 sqm
Land Area:	3855 sqm
Floor:	2
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

## 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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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 calling 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**

great service  
fast transfers

send money abroad 24/7 excellent rates