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## 5 bedroom Countryside house for sale in Dordogne

Les Eyzies , Dordogne , Nouvelle Aquitaine



**€296,800**

inc. of agency fees

5 Beds    1 Baths    170 sqm    2.72 ha

If you're ready to embark on a project full of charm and are passionate about renovating buildings steeped in history, then this charming 27,246 m2 property is just what you're looking for. It comprises...

### At a Glance

|           |                 |         |            |           |          |
|-----------|-----------------|---------|------------|-----------|----------|
| Reference | MFH-GLFAP2604-1 | Near to | Les Eyzies | Price     | €296,800 |
| Bed       | 5               | Bath    | 1          | Hab.Space | 170 sqm  |
| Land      | 2.72 ha         | Pool    | No         | Land Tax  | N/A      |

### Property Description

If you're ready to embark on a project full of charm and are passionate about renovating buildings steeped in history, then this charming 27,246 m2 property is just what you're looking for. It comprises 3 bedrooms, a spacious 46 m2 living room with dining room, an adjoining kitchen, a bathroom with shower room and a toilet. What's more, the attic, with its concrete slab and 3 windows, is just waiting to be restored. The real

asset of this property is the mill, which is just waiting to be brought back to life as a gîte or chambres d'hôtes, giving free rein to your imagination. Outside, not overlooked, you will also find two large outbuildings, each measuring 63 m<sup>2</sup>, and a former tobacco drying shed, offering numerous conversion possibilities. Situated on the cliff edge of our magnificent prehistoric village, this house will have all the charm of a Périgord residence once renovated. Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 5                 |
| Bathrooms      | 1                 |
| Price          | €296,800          |

Key Information

|                |         |
|----------------|---------|
| Internal Area: | 170 sqm |
| Land Area:     | 2.72 ha |

Location: Nouvelle Aquitaine



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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 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.

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