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## Farmhouse for sale near Bergerac in the Dordogne

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



# €1,881,000

inc. of agency fees

10 Beds    2 Baths    682 sqm    16 ha

Character estate with swimming pool and large reception room, nestled in the countryside, 15 minutes from Bergerac and 1 hour from Bordeaux. ideal hideaway, this property welcomes you to the heart of...

### At a Glance

<b>Reference</b>	MFH-AES11274-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€1,881,000
<b>Bed</b>	10	<b>Bath</b>	2	<b>Hab.Space</b>	682 sqm
<b>Land</b>	16 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Character estate with swimming pool and large reception room, nestled in the countryside, 15 minutes from Bergerac and 1 hour from Bordeaux. ideal hideaway, this property welcomes you to the heart of 10.6 hectares between green meadows and forest. Comprising of a fortified house, a dovecote, a barn, a sauna, a swimming

pool, a reception room and other outbuildings, it is as atypical as can be. Perfect for a business or a second home, it will meet your needs for escaping and reconnecting with nature. Simple and authentic best describes this magical place with multiple assets and infinite possibilities.

## Summary

Property type:	Farmhouse
Bedrooms:	10
Bathrooms	2
Price	€1,881,000

## Key Information

Internal Area:	682 sqm
Land Area:	16 ha
Floor:	2
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



# Gallery









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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.

**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.

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