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## House for sale near Bergerac in the Dordogne

Bergerac , Dordogne , Nouvelle Aquitaine



**€201,400**

inc. of agency fees

3 Beds   1 Baths   100 sqm   0.02 ha

Single storey town house, located in a quiet street in the very center of Bergerac. The property is approximately 100m<sup>2</sup>, and includes a living room with open kitchen, opening onto a veranda, three bedrooms,...

### At a Glance

<b>Reference</b>	MFH-AES11317-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€201,400
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Single storey town house, located in a quiet street in the very center of Bergerac. The property is approximately 100m<sup>2</sup>, and includes a living room with open kitchen, opening onto a veranda, three bedrooms, a bathroom and a separate toilet. The enclosed rear garden is approximately 150m<sup>2</sup>. Recently

renovated with double glazing, city gas heating, and mains drainage. The house has just been repainted by a professional, and is free to occupy. A perfect town based lock up and go home!

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€201,400

## Key Information

Internal Area:	100 sqm
Land Area:	0.02 ha
Property Features:	
•	Double Glazing

## Location: Nouvelle Aquitaine



## Gallery







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or email us at **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 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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