

House for sale near Bergerac in the Dordogne

Bergerac, Dordogne, Nouvelle Aquitaine





Architects Perigourdine design property of approximately 175m2 living area with a spacious principal room leading out to the garden of 1.5 acres with a 12m x 6m pool and a large annexe for the convivial...

At a Glance

Reference	MFH-AES11280-BGC	Near to	Bergerac	Price €360,400
Bed	4	Bath	3	Hab.Space 176 sqm
Land	0.61 ha	Pool	Yes	Land Tax N/A

Property Description

Architects Perigourdine design property of approximately 175m2 living area with a spacious principal room leading out to the garden of 1.5 acres with a 12m x 6m pool and a large annexe for the convivial days and evenings! On the ground floor: a study/bedroom with a shower room, a living room of 66m2 with open

fireplace and large french windows, a separate kitchen, utility room, cellar and boiler room. On the first floor a large landing serves three bedrooms (one with ensuite bathroom) and a shower-room, wc. Land with a small wooded area, a carport. House with alarm. (price reduced for improvement works necessary further to the energy rating F due to single glazing and oil central heating).

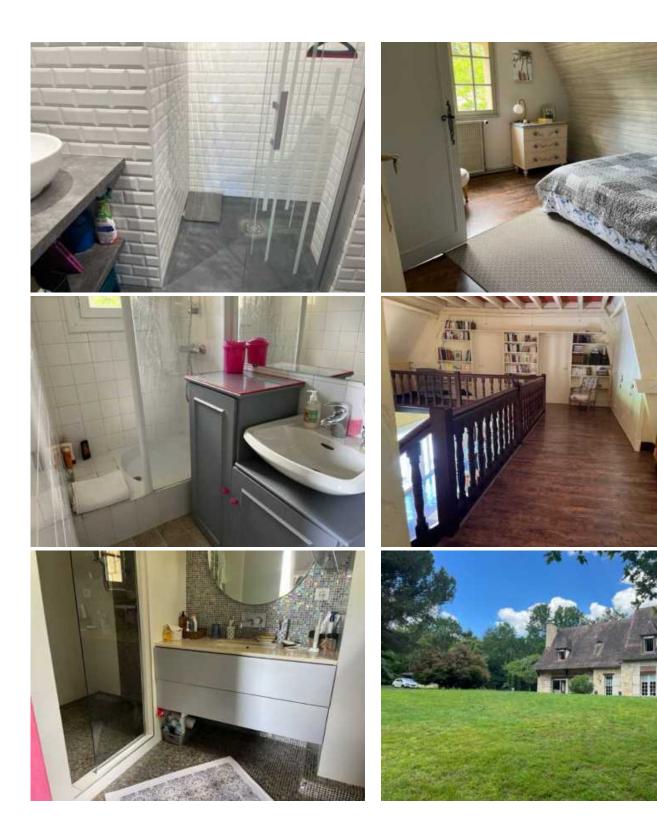
Summary		Key Information
Property type:	House	Internal Area: 176 sqm
Bedrooms:	4	Land Area: 0.61 ha
Bathrooms	3	Property Features:
Price	€360,400	Central Heating
		Swimming Pool? Yes

Location: Nouvelle Aquitaine



Gallery











THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved