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## House for sale near Saint-Capraise-De-Lalinde in the Dordogne

Saint-Capraise-De-Lalinde , Dordogne , Nouvelle Aquitaine



# €245,000

inc. of agency fees

4 Beds   1 Baths   134 sqm   0.03 ha

A MUST SEE HOME AND GiTE AT THE DORDOGNE RiVER! (4 bedrooms with 2 bathrooms) This house has a small adjoining guest house! EXCELLENT RENOVATIION . The house has on the ground floor, a living room with...

### At a Glance

<b>Reference</b>	MFH-AES11334-LA	<b>Near to</b>	Saint-Capraise-De-Lalinde	<b>Price</b>	€245,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	134 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A MUST SEE HOME AND GiTE AT THE DORDOGNE RiVER! (4 bedrooms with 2 bathrooms) This house has a small adjoining guest house! EXCELLENT RENOVATIION . The house has on the ground floor,

a living room with an open kitchen, upstairs, 2 large bedrooms and in the attic, a bedroom and a dressing room. Each with BEAUTIFUL VIEWS OF THE RIVER. The guest house has on the ground floor a living/dining room, separate kitchen which opens onto the garden, an attic bedroom upstairs. Beautiful GARDEN WITH LOW MAINTENANCE TERRACE. IMPORTANT TO KNOW THAT the acquisition of an INDEPENDANT GARAGE is possible here (additional charge). COME AND SEE !

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€245,000

## Key Information

Internal Area:	134 sqm
Land Area:	0.03 ha
Floor:	2
Property Features:	
•	Terrace

## Location: Nouvelle Aquitaine



## Gallery









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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.

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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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