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## 5 bedroom House for sale in Dordogne

Bergerac , Dordogne , Nouvelle Aquitaine



# €561,750

inc. of agency fees

5 Beds   2 Baths   222 sqm   0.53 ha

This superb contemporary has everything to seduce you: very beautiful, spacious and bright ensemble of 222 m2, offering 5 bedrooms, 2 bathrooms, 1 shower room, a kitchen and a laundry room, a bright living...

### At a Glance

<b>Reference</b>	MFH-GLFAP2677	<b>Near to</b>	Bergerac	<b>Price</b>	€561,750
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	222 sqm
<b>Land</b>	0.53 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This superb contemporary has everything to seduce you: very beautiful, spacious and bright ensemble of 222 m2, offering 5 bedrooms, 2 bathrooms, 1 shower room, a kitchen and a laundry room, a bright living room and a ground floor landscaped garden which offers the possibility of another large bedroom or an office. Large garage. The property has 3 terraces: the first facing south with a view of the superb swimming pool and the Bergerac countryside, the second at the rear of the house and the third connected to the equipped

summer kitchen. The complex extends over 5,300 m<sup>2</sup> of land, 3 minutes from schools and shops. Bergerac is 8 minutes away.

Quiet environment bordered by the forest.

The property has been renovated with great taste. Electricity, heat pump and new insulation. Hence excellent energy performance (C).

Put down your bags, you're at home...there's nothing else to do but enjoy the superb view and the salt pool.

Absolutely worth visiting

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€561,750

## Key Information

Year Built:	1980
Internal Area:	222 sqm
Land Area:	0.53 ha

## 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.

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 my-french-house.com. They are a committed and professional business – we highly recommend them.

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