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## House for sale near Bergerac in the Dordogne

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



# €493,500

inc. of agency fees

7 Beds   4 Baths   250 sqm   0.37 ha

Charming Perigourdine complex, composed of a main house, a guest house with a large workshop and a tobacco barn arranged in a U around a swimming pool and its terrace, as well as a third farmhouse and...

### At a Glance

<b>Reference</b>	MFH-AES11350-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€493,500
<b>Bed</b>	7	<b>Bath</b>	4	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.37 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming Perigourdine complex, composed of a main house, a guest house with a large workshop and a tobacco barn arranged in a U around a swimming pool and its terrace, as well as a third farmhouse and a barn. The main house is approximately 120m2 with 3 bedrooms and 2 bathrooms. The guest houses of

approximately 80m<sup>2</sup> and 40m<sup>2</sup>, all in good condition, having kept the character of yesterday (stone, exposed beams). All located in a bucolic setting in a village 15 minutes from Bergerac. A garden of approximately 3650m<sup>2</sup> bordered by a stream, and a swimming pool complete this beautiful picture. A must see!

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	4
Price	€493,500

## Key Information

Internal Area:	250 sqm
Land Area:	0.37 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery







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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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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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