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House for sale near Bergerac in the Dordogne

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



€392,200

inc. of agency fees

5 Beds 2 Baths 209 sqm 0.15 ha

Located just 10 minutes from Bergerac, this spacious home features a pool and landscaped garden. On the ground floor, the entrance leads to a large living room with a fully equipped kitchen and an insert...

At a Glance

Reference	MFH-AES11411-BGC	Near to	Bergerac	Price	€392,200
Bed	5	Bath	2	Hab.Space	209 sqm
Land	0.15 ha	Pool	No	Land Tax	N/A

Property Description

Located just 10 minutes from Bergerac, this spacious home features a pool and landscaped garden. On the ground floor, the entrance leads to a large living room with a fully equipped kitchen and an insert fireplace, opening onto a bright veranda. The ground floor also includes a utility room, a WC, three large bedrooms,

and a bathroom. Upstairs, the master suite offers a dressing room and an en-suite bathroom. There's also a study and a fifth bedroom. The landscaped garden includes a pool with a cover, a paved driveway, an electric gate, and garage.

A must see property!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€392,200

Key Information

Internal Area:	209 sqm
Land Area:	0.15 ha
Property Features:	
•	En-Suite Bathroom

Location: Nouvelle Aquitaine



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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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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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