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## Countryside house for sale near Montcaret in the Dordogne

Montcaret , Dordogne , Nouvelle Aquitaine



# €430,500

inc. of agency fees

8 Beds   5 Baths   332 sqm   1.98 ha

Renovated spacious and light filled mansion offering generous volumes and charm with elegant living room with open kitchen, utility room and cellar plus four large double bedrooms including a parentale...

### At a Glance

<b>Reference</b>	MFH-AES11442-BGC	<b>Near to</b>	Montcaret	<b>Price</b>	€430,500
<b>Bed</b>	8	<b>Bath</b>	5	<b>Hab.Space</b>	332 sqm
<b>Land</b>	1.98 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Renovated spacious and light filled mansion offering generous volumes and charm with elegant living room with open kitchen, utility room and cellar plus four large double bedrooms including a parentale suite on the ground floor. An attached guest house perfect for receiving guests or running a complementary gite business

also with four bedrooms. An independant study with shower-room ideal for a professional activity or for working from home. A swimming pool for the relaxing moments and nearly 5 acres of land with independent buildings. All close to amenities, 5 minutes to Montcaret, just 30 minutes to St Emilion, Bergerac and the airport, 1h15 to Bordeaux.

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€430,500

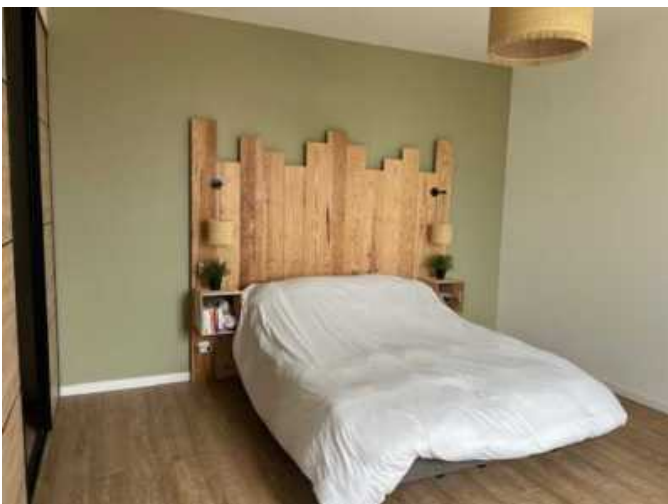
## Key Information

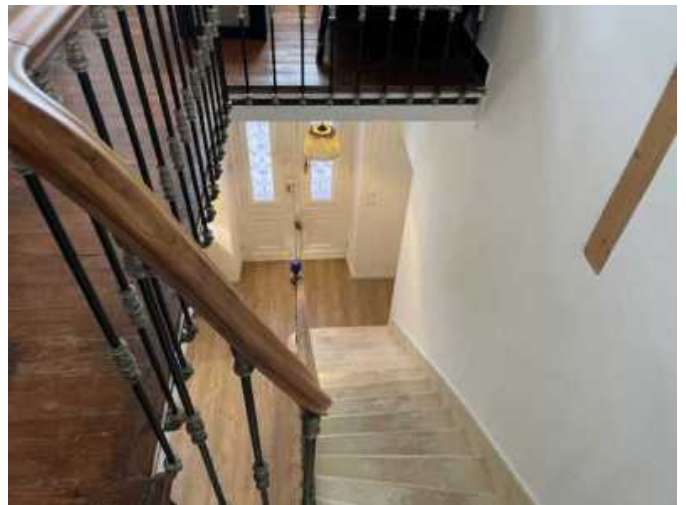
Internal Area:	332 sqm
Land Area:	1.98 ha
Floor:	2
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







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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**

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