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## House for sale near Bergerac in the Dordogne

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



**€448,375**

inc. of agency fees

3 Beds   2 Baths   160 sqm   0.53 ha

Exceptional location for this charming house with swimming pool, located just 3 km from the center of Bergerac. Offering a breathtaking view, this 160 m2 house guarantees you a peaceful living environment...

### At a Glance

<b>Reference</b>	MFH-AES11450-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€448,375
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.53 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Exceptional location for this charming house with swimming pool, located just 3 km from the center of Bergerac. Offering a breathtaking view, this 160 m2 house guarantees you a peaceful living environment. it consists of a large living room of 60 m2, two bedrooms, a kitchen, an office, a shower room, a bathroom and

two toilets. The house is equipped with double glazing and heating by heat pump.

Outside you will find a very private swimming pool with pool house, as well as a double garage and a workshop. A an absolute must see!!

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€448,375

## Key Information

Internal Area:	160 sqm
Land Area:	0.53 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery





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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.

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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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