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## 4 bedroom House for sale in Dordogne

Région BELVES , Dordogne , Nouvelle Aquitaine



**€275,600**

inc. of agency fees

4 Beds      198 sqm      0.11 ha

Located just 10 minutes from one of France's most beautiful villages, this stone property combines the charm of wood and stone in a peaceful, authentic setting. The 145 m<sup>2</sup> main house features a spacious...

### At a Glance

<b>Reference</b>	MFH-GLFAP2686	<b>Near to</b>	Région BELVES	<b>Price</b>	€275,600
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	198 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

Located just 10 minutes from one of France's most beautiful villages, this stone property combines the charm of wood and stone in a peaceful, authentic setting. The 145 m<sup>2</sup> main house features a spacious 17 m<sup>2</sup> kitchen, a cosy 31 m<sup>2</sup> living room with fireplace, and a 22 m<sup>2</sup> sitting room with wood-burning stove. A bedroom on the first floor allows you to live on one level, with a modern bathroom featuring an Italian shower and separate toilet.

Upstairs, you'll discover a second bedroom, a shower room and a large 22 m<sup>2</sup> games room, ideal for converting into an additional bedroom if required.

Opposite the main house, a second detached house offers two bedrooms upstairs, perfect for welcoming family and friends in total privacy.

The courtyard, with its functional bread oven, invites you to convivial outdoor moments. The enclosed garden also features a magnificent 8 x 4-meter infinity pool, with a 2 m<sup>2</sup> Jacuzzi area for moments of total relaxation.

A true haven of peace where authenticity and modern comfort meet, ideal for enjoying the beauty of the Périgord Noir.

## Summary

Property type:	House
Bedrooms:	4
Price	€275,600

## Key Information

Year Built:	1722
Internal Area:	198 sqm
Land Area:	0.11 ha

## 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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