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## House for sale near Lalinde in the Dordogne

Lalinde , Dordogne , Nouvelle Aquitaine



**€274,540**

inc. of agency fees

4 Beds      100 sqm      0.15 ha

Contemporary one-storey house close to all amenities. 4 bedrooms, shower room with "italian shower", 2 WCs, spacious, airy and bright open plan kitchen living room, separate laundry room, conservatory,...

### At a Glance

<b>Reference</b>	MFH-AES111416-LA	<b>Near to</b>	Lalinde	<b>Price</b>	€274,540
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.15 ha			<b>Land Tax</b>	N/A

### Property Description

Contemporary one-storey house close to all amenities. 4 bedrooms, shower room with "italian shower", 2 WCs, spacious, airy and bright open plan kitchen living room, separate laundry room, conservatory, and attached garage. Set on a well maintained fully fenced flat garden, a garage large enough for a camper van. Great energy efficiency rating (B), underfloor heating, reversible air con. Ready to move in to.

## Summary

Property type:	House
Bedrooms:	4
Price	€274,540

## Key Information

Internal Area:	100 sqm
Land Area:	0.15 ha
Floor:	1
Property Features:	
• Offroad Parking:	1

## Location: Nouvelle Aquitaine



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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.

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