

[Click to view MFH-IJLJ1SAL](#)

Country house all on one level near a village in Dordogne

Sainte-Alvère , Dordogne , Nouvelle Aquitaine



€196,100

inc. of agency fees

2 Beds 2 Baths 91 sqm 2521 sqm

Charming country house with views, fruit trees, a pool, and a terrace located in a tranquil area, just 35 minutes from Périgueux and Bergerac. Sold fully furnished.

At a Glance

Reference	MFH-IJLJ1SAL	Near to	Perigueux	Price	€196,100
Bed	2	Bath	2	Hab.Space	91 sqm
Land	2521 sqm	Pool	No	Land Tax	N/A

Property Description

Just a few minutes from the village of Sainte-Alvère, known for its truffle market, this charming country house offers a serene setting with open views. The house has a living area of approximately 91 square meters all on one level. It features a spacious living room with an integrated kitchen and a wood stove, which opens onto a large south-facing terrace with blinds.

On the same level, there are two bedrooms, two bathrooms, an office, and a connecting room. The property sits on a plot of about 2,500 square meters, providing ample outdoor space to enjoy. The grounds include fruit trees, a secure hexagonal pool, a covered terrace (preau), and a storage shed. It's worth noting that the individual sanitation is compliant.

Located in a quiet and natural environment, this south-facing country house is just 35 minutes from both Périgueux and Bergerac. Its tranquil setting and charming features make it an ideal retreat for those seeking a peaceful lifestyle in the Dordogne.

The Accommodation

The ground floor

- 31.50 sqm - Living room with open kitchen, stove
- 6,20 sqm - Bathroom, laundry room, WC, shower cabin, window
- 10 sqm - Connecting room, closet
- 20.30 sqm - Bedroom, window
- 10.50 sqm - Entrance/Office, window door to outside, cupboard
- 12,30 sqm - Bedroom (before: garage), window door on outside
- 3 sqm - Shower room, WC, washbasin

This charming Dordogne property is sold fully furnished.

Summary

Property type:	Countryside house
Bedrooms:	2
New Home?	No
Bathrooms	2
Price	€196,100

Key Information

Internal Area:	91 sqm
Land Area:	2521 sqm
Floor:	1

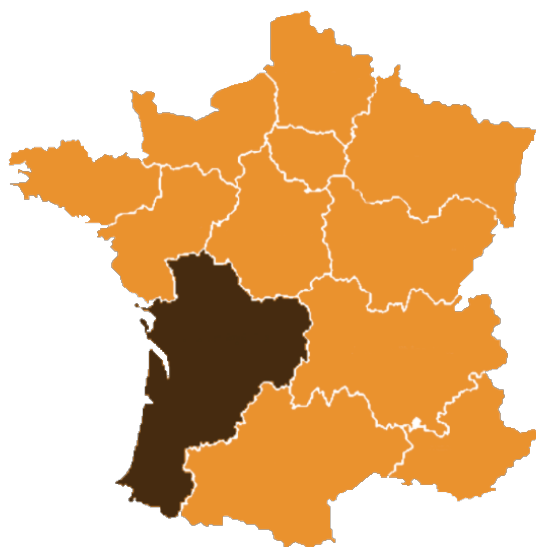
Property Features:

- Sold sold furnished
- pool
- terrace
- open views
- south exposed
- near a village

Has a Garden Yes

Has a Terrace? Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

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.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved