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## House for sale near Bergerac in the Dordogne

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



# €360,000

inc. of agency fees

3 Baths      205 sqm      0.44 ha

Nestled in a picturesque and bucolic setting, this property spans 4363 m<sup>2</sup> of land, offering a peaceful retreat. The main house features three bedrooms, making it ideal for a family. An adjacent guesthouse...

### At a Glance

<b>Reference</b>	MFH-AES11494-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€360,000
<b>Land</b>	0.44 ha	<b>Bath</b>	3	<b>Hab.Space</b>	205 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in a picturesque and bucolic setting, this property spans 4363 m<sup>2</sup> of land, offering a peaceful retreat. The main house features three bedrooms, making it ideal for a family. An adjacent guesthouse with two bedrooms provides independent accommodation for visitors.

The outbuildings include a spacious barn and a building in need of renovation, offering numerous possibilities for development. A traditional bread oven adds to the property's authentic charm. Finally, a swimming pool completes this unique ensemble, perfect for enjoying the surrounding natural environment, situated approximately 25km North of Bergerac.

## Summary

Property type:	House
Bathrooms	3
Price	€360,000

## Key Information

Internal Area:	205 sqm
Land Area:	0.44 ha
Floor:	1
Property Features:	
•	Swimming Pool

## 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**

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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