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## House for sale near Lanquais in the Dordogne

Lanquais , Dordogne , Nouvelle Aquitaine



# €299,600

inc. of agency fees

4 Beds      104 sqm      0.33 ha

Lovely Perigourine style house set in the calm countryside yet only a few minutes from a vibrant town. it offers ground floor living with its bedroom, shower room and downstairs loo, living/dining room...

### At a Glance

<b>Reference</b>	MFH-AES11480-LA	<b>Near to</b>	Lanquais	<b>Price</b>	€299,600
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	104 sqm
<b>Land</b>	0.33 ha			<b>Land Tax</b>	N/A

### Property Description

Lovely Perigourine style house set in the calm countryside yet only a few minutes from a vibrant town. it offers ground floor living with its bedroom, shower room and downstairs loo, living/dining room and separate kitchen. Upstairs has a landing, another shower room with WC and 2 bedrooms. This house breathes

summer al fresco living with its superb outside terrace, bar/barbecue area and its great enclosed swimming pool area. it is set in 3352 m2 of well maintained lawn, trees and plants. it has an extra terrace/veranda and a garage. it does need refreshing considerably to bring it up to date, but it has lots of potential to be a practical summer house or for rentals.

## Summary

Property type:	House
Bedrooms:	4
Price	€299,600

## Key Information

Internal Area:	104 sqm
Land Area:	0.33 ha
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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