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## Countryside house for sale near Bergerac in the Dordogne

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



# €477,000

inc. of agency fees

3 Beds      137 sqm      3 ha

3 hectare estate surrounded by nature in the middle of the woods with a 4000m<sup>2</sup> lake, a 137m<sup>2</sup> character house with 3 bedrooms, beautiful living space, and two bathrooms, 9m x 4m swimming pool, 124m<sup>2</sup> worth...

### At a Glance

<b>Reference</b>	MFH-AES11530-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€477,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	137 sqm
<b>Land</b>	3 ha			<b>Land Tax</b>	N/A

### Property Description

3 hectare estate surrounded by nature in the middle of the woods with a 4000m<sup>2</sup> lake, a 137m<sup>2</sup> character house with 3 bedrooms, beautiful living space, and two bathrooms, 9m x 4m swimming pool, 124m<sup>2</sup> worth of outbuildings ( barn, garages) and a 42m<sup>2</sup> cabin on the water to rehabilitate. Part of the property can be

developed into touristic activity and beautiful meadows can accommodate animals. 50 minutes from Bordeaux, 40 minutes from Perigueux, 28 minutes from Bergerac. ideal for outdoor living!

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€477,000

## Key Information

Internal Area:	137 sqm
Land Area:	3 ha
Floor:	2
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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