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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 4000m² lake, a 137m² character house with 3 bedrooms, beautiful living space, and two bathrooms, 9m x 4m swimming pool, 124m² worth...

At a Glance

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

Property Description

3 hectare estate surrounded by nature in the middle of the woods with a 4000m² lake, a 137m² character house with 3 bedrooms, beautiful living space, and two bathrooms, 9m x 4m swimming pool, 124m² worth of outbuildings (barn, garages) and a 42m² 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



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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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