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## House for sale near Bergerac in the Dordogne

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



# €630,000

inc. of agency fees

3 Beds   2 Baths   185 sqm   0.12 ha

Discover this magnificent house dating from 1870 combining old-fashioned charm and modern comfort. Located in the heart of the town center, this property is ideal for lovers of authenticity and conviviality....

### At a Glance

<b>Reference</b>	MFH-AES11536-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€630,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this magnificent house dating from 1870 combining old-fashioned charm and modern comfort. Located in the heart of the town center, this property is ideal for lovers of authenticity and conviviality. Reception rooms offering a warm and elegant living space, 3 bedrooms perfect for welcoming family and

guests. Basement offering numerous storage or workshop possibilities. Private large garden, a true haven of peace in the center of town with a garage.

A rare property, combining character and a privileged location.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€630,000

## Key Information

Internal Area:	185 sqm
Land Area:	0.12 ha
Floor:	2
Property Features:	
•	Garages: 1

## Location: Nouvelle Aquitaine



## Gallery







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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.

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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.

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