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## House for sale near Sigoules in the Dordogne

Sigoules , Dordogne , Nouvelle Aquitaine



# €246,000

inc. of agency fees

3 Beds    2 Baths    91 sqm    0.13 ha

One-storey house ideally located just a few minutes walk from the village centre with all amenities including schools and just 15 minutes from Bergerac and Eymet. A living area of approx. 91m2 well designed...

### At a Glance

<b>Reference</b>	MFH-AES11558-BGC	<b>Near to</b>	Sigoules	<b>Price</b>	€246,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	91 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

One-storey house ideally located just a few minutes walk from the village centre with all amenities including schools and just 15 minutes from Bergerac and Eymet. A living area of approx. 91m2 well designed with a living room filled with natural light and an open kitchen leading to the terrace and the enclosed spacious

garden. Three bedrooms, one with ensuite shower-room; a bathroom and toilet. An attached garage.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€246,000

## Key Information

Internal Area:	91 sqm
Land Area:	0.13 ha
Property Features:	
•	Terrace

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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