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## House for sale near Bergerac in the Dordogne

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



**€892,500**

inc. of agency fees

6 Beds   4 Baths   250 sqm   0.42 ha

Built in 2014, this property consists of two individual houses, each offering 3 bedrooms and 2 bathrooms. The main house features...

### At a Glance

<b>Reference</b>	MFH-AES11564-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€892,500
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.42 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Built in 2014, this property consists of two individual houses, each offering 3 bedrooms and 2 bathrooms. The main house features a spacious, bright living room with an open, fully-equipped kitchen, as well as a mezzanine that overlooks the living space. Outside, you'll enjoy a swimming pool ideally situated in a garden of approximately 4000m<sup>2</sup>, offering breathtaking views of the surrounding countryside. This is the perfect

setting for those seeking peace and tranquility, while still being close to the amenities of Bergerac's town center.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€892,500

## Key Information

Internal Area:	250 sqm
Land Area:	0.42 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



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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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