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## House for sale near Bergerac in the Dordogne

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



**€299,000**

inc. of agency fees

4 Beds   2 Baths   164 sqm   0.02 ha

ideally located in the heart of Bergerac, this approximately 164 m2 house combines the charm of the old with the comfort of the contemporary, just a few steps from all shops and services. it consists...

### At a Glance

<b>Reference</b>	MFH-AES11560-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€299,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	164 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

ideally located in the heart of Bergerac, this approximately 164 m2 house combines the charm of the old with the comfort of the contemporary, just a few steps from all shops and services. it consists of 4 bedrooms, including a master suite with a walk-in closet, as well as 2 modern shower rooms. You will also find 2 living

rooms and a large, fully equipped modern kitchen, opening onto a lovely enclosed garden. A private terrace, not overlooked, and a spacious utility room complete this property.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€299,000

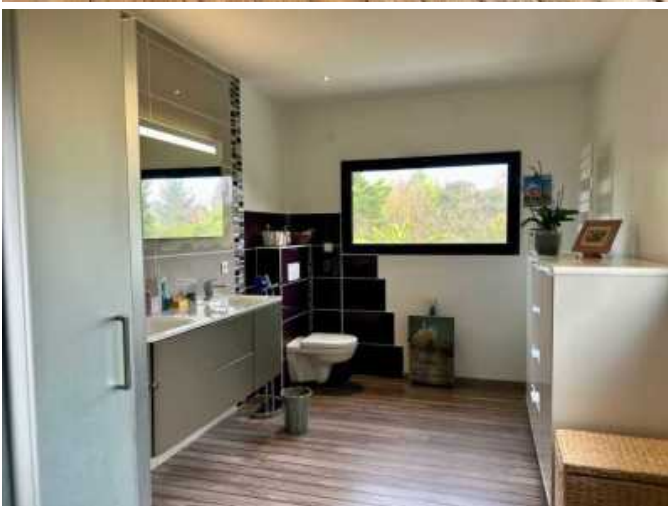
## Key Information

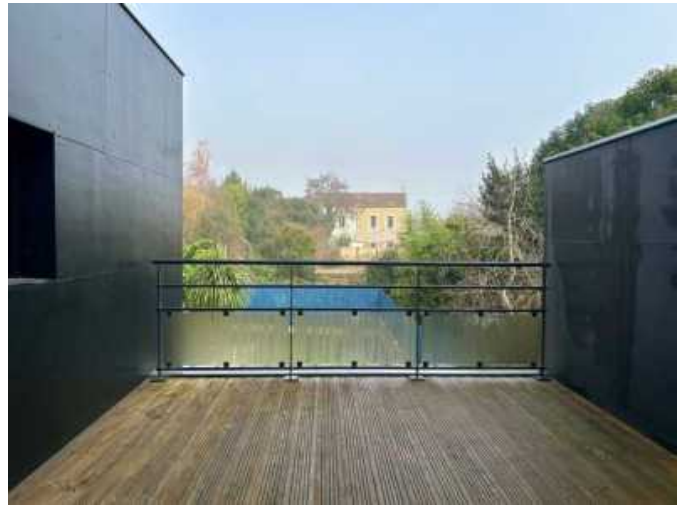
Internal Area:	164 sqm
Land Area:	0.02 ha
Property Features:	
•	Terrace

## 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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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.

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