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## House for sale near Bergerac in the Dordogne

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



**€393,750**

inc. of agency fees

4 Beds   2 Baths   214 sqm   0.14 ha

Family house with pool and enclosed garden. Four bedrooms, including a parentale suite on the ground floor, large bright living room and a separate fitted kitchen, supplementary space upstairs with a...

### At a Glance

<b>Reference</b>	MFH-AES11554-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€393,750
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	214 sqm
<b>Land</b>	0.14 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Family house with pool and enclosed garden. Four bedrooms, including a parentale suite on the ground floor, large bright living room and a separate fitted kitchen, supplementary space upstairs with a large mezzanine ideal for a playroom or study. A spacious enclosed garden offering privacy and security with a heated

swimming pool to enjoy the sunny days. An independent double garage. Close to public transport, schools and amenities.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€393,750

## Key Information

Internal Area:	214 sqm
Land Area:	0.14 ha
Property Features:	
•	Swimming Pool

## 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**.

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## 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.

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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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