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## House for sale near Bergerac in the Dordogne

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



# €381,600

inc. of agency fees

6 Beds    4 Baths    198 sqm    0.3 ha

Located between Bergerac and Prigonrieux, this property of approximately 200 m2 offers a calm and pleasant living environment, while being close to shops and schools. The main house has 4 bedrooms, two...

### At a Glance

<b>Reference</b>	MFH-AES11503-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€381,600
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	198 sqm
<b>Land</b>	0.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located between Bergerac and Prigonrieux, this property of approximately 200 m2 offers a calm and pleasant living environment, while being close to shops and schools.

The main house has 4 bedrooms, two of which are on the ground floor, and two bathrooms. Upstairs you will

find a large, bright living/dining room, as well as a separate kitchen. A spacious basement also accommodates another large kitchen, ideal for convivial meals or additional activities. The wooded and enclosed park houses a swimming pool, a double garage and 2 independent bedrooms, each with shower rooms, perfect for welcoming family, friends, or generating rental income.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€381,600

## Key Information

Internal Area:	198 sqm
Land Area:	0.3 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery









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or email us at **bonjour@my-french-house.com**.

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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.

**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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