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## Exceptional property 179m2 Hab (7P-3BR) + 160m2 to finish fi

Bergerac , Dordogne , Nouvelle Aquitaine



# €885,000

inc. of agency fees

4 Beds      179 sqm      0.72 ha

In the South of the Dordogne department, exceptional property offering high-end services. It is composed of a main house of 179 m2 of living space: open space kitchen on living room, 1 bedroom with its...

### At a Glance

**Reference** MFH-CJC02115  
**Bed** 4  
**Land** 0.72 ha

**Near to** Bergerac  
**Pool** No

**Price** €885,000  
**Hab.Space** 179 sqm  
**Land Tax** N/A

### Property Description

In the South of the Dordogne department, exceptional property offering high-end services. It is composed of a main house of 179 m2 of living space: open space kitchen on living room, 1 bedroom with its own shower room on the ground floor, 2 bedrooms upstairs, shower room. Facing the swimming pool, to be finished fitting out, a contemporary extension of 160 m2 of additional living space which can offer a beautiful living

room on the ground floor and 2 bedrooms upstairs, shower room. After work, the total living area will increase to 339m<sup>2</sup> including 4 or 5 bedrooms. Independent garage offering 3 spaces for vehicles, a fitted laundry room, a pergola. All on a plot of 7,208 m<sup>2</sup> with a 105 m<sup>2</sup> swimming pool (15 X 7), outdoor summer kitchen, numerous terraces, wells and a delightful wood cellar... Refinement and luxury guaranteed.

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	4
Price	€885,000

## Key Information

Internal Area:	179 sqm
Land Area:	0.72 ha

## 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.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

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

## Testimonials

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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