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## 4 bedroom House for sale in Le Bugue

Le Bugue , Dordogne , Nouvelle Aquitaine



**€339,200**

inc. of agency fees

4 Beds    1 Baths    130 sqm    0.52 ha

Approx. 9 km from Le Bugue, in the countryside but not isolated, stone Perigordine house built in 2009, arranged over 2 levels...

### At a Glance

<b>Reference</b>	MFH-GLFAP2729	<b>Near to</b>	Le Bugue	<b>Price</b>	€339,200
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Approx. 9 km from Le Bugue, in the countryside but not isolated, stone Perigordine house built in 2009, arranged over 2 levels of approx. 130m<sup>2</sup>. Ground floor: Living room of approx 57m<sup>2</sup> with fitted kitchen area, wood-burning stove in the lounge, well-lit with exit to covered terrace. Cellar, wc, shower room and bedroom on the ground floor. First floor: Landing, 3 bedrooms, one of which is smaller, and bathroom. Shed. Above-ground swimming pool. Attractive grounds of 5183m<sup>2</sup> with meadow and grove.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€339,200

## Key Information

Internal Area:	130 sqm
Land Area:	0.52 ha

## Location: Nouvelle Aquitaine



## Gallery





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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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**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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