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House for sale near Bergerac in the Dordogne

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



€504,000

inc. of agency fees

4 Beds 2 Baths 230 sqm 0.13 ha

Rare and privileged location near the town center, accessible on foot or bike via the river-path. This unique property will seduce you with its ideal location and its multiple possibilities. The 1978...

At a Glance

Reference	MFH-AES11570-BGC	Near to	Bergerac	Price	€504,000
Bed	4	Bath	2	Hab.Space	230 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

Rare and privileged location near the town center, accessible on foot or bike via the river-path. This unique property will seduce you with its ideal location and its multiple possibilities. The 1978 architect-designed property includes two adjoining houses, each with its own private entrance and garage. A common hallway

connects the two homes, allowing independent or combined use. Each house offers a living room, a kitchen, two bedrooms and two bathrooms. Nestled in a mature garden offering a view of the Dordogne river. ideal for a family or rental project. Refreshment work to be expected.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€504,000

Key Information

Internal Area:	230 sqm
Land Area:	0.13 ha
Property Features:	
•	Mature Garden

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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