

[Click to view MFH-AES11570-BGC](#)

## 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

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



# Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates