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## House for sale near Pressignac Vicq in the Dordogne

Pressignac Vicq , Dordogne , Nouvelle Aquitaine



**€233,200**

inc. of agency fees

3 Beds    2 Baths    125 sqm    0.2 ha

Charming light filled house of approximately 120m2 with a spacious garden. Situated only 20 minutes from Bergerac and 10 minutes from...

### At a Glance

<b>Reference</b>	MFH-AES11589-BGC	<b>Near to</b>	Pressignac Vicq	<b>Price</b>	€233,200
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	125 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming light filled house of approximately 120m2 with a spacious garden. Situated only 20 minutes from Bergerac and 10 minutes from Lalinde, this 1950's house offers a peaceful setting with a pretty half-acre garden. The ground floor is composed of an entrance, a lounge with access to the terrace and garden, a dining room and a shower-room with toilet. Upstairs are three bedrooms, a dressing room, a shower-room and a

toilet. Energy efficiency improvements are required to unlock the full potential of this home.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€233,200

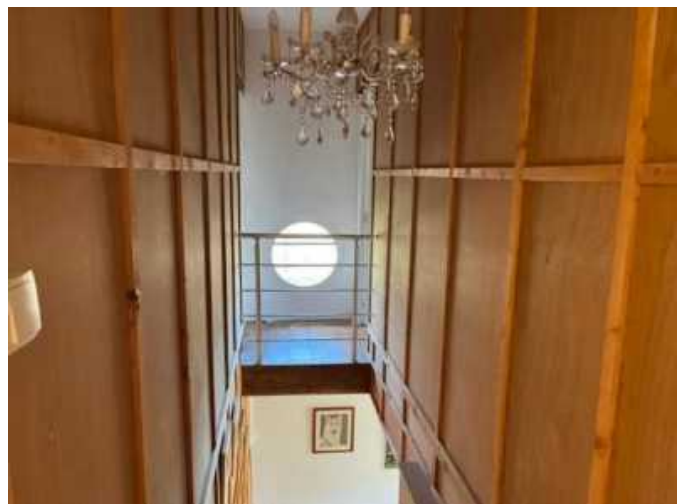
## Key Information

Internal Area:	125 sqm
Land Area:	0.2 ha
Property Features:	
•	Terrace

## 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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