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## House for sale near Bergerac in the Dordogne

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



# €399,000

inc. of agency fees

3 Beds   2 Baths   151 sqm   0.22 ha

Discover this single-storey home offering bright and functional spaces. Spacious living area of approximately 56m<sup>2</sup> with a modern open-plan...

### At a Glance

<b>Reference</b>	MFH-AES11596-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€399,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	151 sqm
<b>Land</b>	0.22 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this single-storey home offering bright and functional spaces. Spacious living area of approximately 56m<sup>2</sup> with a modern open-plan kitchen and a convenient pantry. Three comfortable bedrooms including one with private shower-room, additional bathroom with shower for the other two bedrooms and a separate toilet. An adjoining garage and a carport for your vehicles. An enclosed 2200m<sup>2</sup> garden, perfect for enjoying sunny

days in privacy, overlooking a wooded land bringing calm and serenity. ideally situated in a sought after residential area of Bergerac.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€399,000

## Key Information

Internal Area:	151 sqm
Land Area:	0.22 ha
Property Features:	
• Garages:	1

## Location: Nouvelle Aquitaine



# Gallery









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## 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.

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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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