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## House for sale near Mauzac Et Grand Castang in the Dordogne

Mauzac Et Grand Castang , Dordogne , Nouvelle Aquitaine



# €259,700

inc. of agency fees

4 Beds   1 Baths   130 sqm   0.11 ha

Beautiful family home with swimming pool and garden. Situated close to the beautiful picturesque village of Mauzac on the river Dordogne...

### At a Glance

<b>Reference</b>	MFH-AES11601-LA	<b>Near to</b>	Mauzac Et Grand Castang	<b>Price</b>	€259,700
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful family home with swimming pool and garden. Situated close to the beautiful picturesque village of Mauzac on the river Dordogne with acces to nautical and sporting activities. it has 4 bedrooms, 2 are master suites, 2 shower rooms and 1 bathroom, a large living room and a very characterful kitchen. Additional space (boiler room-cellar-workshop-storage). Entrance with gates, stone walls and hedges in the garden offer

intimacy at the swimming pool to enjoy those sunny days. There is gas central heating, wood stove and reversible air conditioning and its connected to mains drains. Some work is required to increase the energy efficiency, but currently it is a Perfect Holiday Home. MUST SEE !

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€259,700

## Key Information

Internal Area:	130 sqm
Land Area:	0.11 ha
Floor:	1
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery









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or email us at **bonjour@my-french-house.com**.

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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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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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