

[Click to view MFH-AES11595- LA](#)

Countryside house for sale near Cause De Clerans in the Dordogne

Cause De Clerans , Dordogne , Nouvelle Aquitaine



€331,700

inc. of agency fees

3 Beds 1 Baths 140 sqm 6.67 ha

This unique 3 bedrooms, stone property with a pool, consisting of a typical Perigordian house and large barn, surrounded by a stunning...

At a Glance

Reference	MFH-AES11595- LA	Near to	Cause De Clerans	Price	€331,700
Bed	3	Bath	1	Hab.Space	140 sqm
Land	6.67 ha	Pool	No	Land Tax	N/A

Property Description

This unique 3 bedrooms, stone property with a pool, consisting of a typical Perigordian house and large barn, surrounded by a stunning 6.5 Ha plot of land, is sure to appeal to nature lovers! Really breathtaking views, thanks to its elevated and central position on the land. its land is made up of meadow areas (visible from the house, ideal for horse owners), wooded areas and valleys is perfect for serene walks or horseriding on your

own land and woodland in the countryside. The house comprises on the ground floor of open spacious salon/dinner, ideal for family and friends. Benefiting from a wood stove and underfloor heating, you can walk straight out to the south-facing garden. Also a shower space, laundry room and toilet on the ground floor. Upstairs you will find 3 good bedrooms, a bathroom and a toilet. it does need some works but with the right sympathetic renovation it could be even more of a gem. There is a well from which you can water the vegetable. plots and flowers. MUST SEE.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€331,700

Key Information

Internal Area:	140 sqm
Land Area:	6.67 ha
Floor:	1
Property Features:	
• Offroad Parking:	5

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