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## Countryside house for sale near Le Buisson De Cadouin in the Dordogne

**Le Buisson De Cadouin , Dordogne , Nouvelle Aquitaine**



# €703,500

inc. of agency fees

4 Beds      330 sqm      2.5 ha

This stunning Perigourine-style house, nestled in woodland with a stunning panoramic view is ideal for those wishing to find peace, nature and quiet, combined with a house that is highly energy efficient,...

### At a Glance

**Reference** MFH-AES11614-LA  
**Bed** 4  
**Land** 2.5 ha

**Near to** Le Buisson De Cadouin  
**Pool** No

**Price** €703,500  
**Hab.Space** 330 sqm  
**Land Tax** N/A

### Property Description

This stunning Perigourine-style house, nestled in woodland with a stunning panoramic view is ideal for those wishing to find peace, nature and quiet, combined with a house that is highly energy efficient, eco-friendly and smart ! Self-cleaning windows, a sophisticated system to heat the house (including underfloor

heating), ample natural light thanks to the huge windows, a layout that flows beautifully, high quality materials throughout and spacious, bright airy rooms ! The conservatory overlooks the large garden and the valley, allowing you to enjoy the breathtaking view. Comprising 4 good sized bedrooms (one on the ground floor), kitchen, living room, bathroom, wc and conservatory, this allows for single-storey living.

Additionally, the property includes a heated indoor swimming pool accessible directly from the house, a large basement that could be converted into additional rooms, and 2.5 hectares of land with a vegetable garden, fruit trees, a wooded area, and a stepped garden.

This gem is also only a 2 minute drive from a town with a river beach, train station and all amenities, and only a 40 minute drive to Bergerac and its airport.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€703,500

## Key Information

Internal Area:	330 sqm
Land Area:	2.5 ha
Property Features:	
•	Swimming Pool

## 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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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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