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## House for sale near Mouleydier in the Dordogne

Mouleydier , Dordogne , Nouvelle Aquitaine



# €259,700

inc. of agency fees

3 Beds      120 sqm      0.53 ha

Situated a short walk into the charming village of Mouleydier, 15 minutes to Bergerac. This stone 'Longere' benefits from stunning views, 3 bedrooms all on the ground floor. includes two garages, large...

### At a Glance

<b>Reference</b>	MFH-AES11628-LA	<b>Near to</b>	Mouleydier	<b>Price</b>	€259,700
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.53 ha			<b>Land Tax</b>	N/A

### Property Description

Situated a short walk into the charming village of Mouleydier, 15 minutes to Bergerac. This stone 'Longere' benefits from stunning views, 3 bedrooms all on the ground floor. includes two garages, large workshop on a garden of over 5000m<sup>2</sup> with fruit trees. The house offers a very large, bright and airy living room with

fireplace, which opens onto a south facing terrace where you can sit and enjoy the fabulous views. The property comprises an entrance hall, 3 bedrooms, a shower room, WC, a utility room. Double glazing, oil central heating. External staircase leads to a large attic space with lots of potential to expand. it could be a large family home, but could also suit two families or generate a rental income. Also a large plot of land with fields and mature trees available extra. **MUST SEE !**

## Summary

Property type: House  
Bedrooms: 3  
Price: €259,700

## Key Information

Internal Area: 120 sqm  
Land Area: 0.53 ha  
Property Features:

- Central Heating

## Location: Nouvelle Aquitaine



## Gallery













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