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## House for sale near Lalinde in the Dordogne

Lalinde , Dordogne , Nouvelle Aquitaine



# €464,100

inc. of agency fees

4 Beds   1 Baths   135 sqm   0.22 ha

We present this renovated Perigord property with a style that combines comfort and elegance with authentic charm. Just 10 minutes...

### At a Glance

<b>Reference</b>	MFH-AES11675-LA	<b>Near to</b>	Lalinde	<b>Price</b>	€464,100
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.22 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

We present this renovated Perigord property with a style that combines comfort and elegance with authentic charm. Just 10 minutes from Lalinde. it benefits from a pleasant heated swimming pool and a large garage. Nestled in a fully fenced plot of 2,200 m2 secured with electric gates. Not overlooked, a few steps from amenities. You can live entirely on one level with its bedroom, bathroom, toilet and beautiful cozy living/dining room with wood stove, its beautiful separate kitchen and laundry room, all on the ground floor. Upstairs, you will find 3 spacious bedrooms with shower room and toilet. A small attic for storage. Electric

heating, reversible air conditioning on the 1st floor, double glazing and septic tank up to standards.  
independent garage with workshop/bureau, ready to be transformed into a small gite, subject to authorization.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€464,100

## Key Information

Internal Area:	135 sqm
Land Area:	0.22 ha
Floor:	1
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine





# Gallery













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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.

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