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House for sale near Lalinde in the Dordogne

Lalinde , Dordogne , Nouvelle Aquitaine



€451,500

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

Reference	MFH-AES11675-LA	Near to	Lalinde	Price	€451,500
Bed	4	Bath	1	Hab.Space	135 sqm
Land	0.22 ha	Pool	No	Land Tax	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	€451,500

Key Information

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

Location: Nouvelle Aquitaine



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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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