

[Click to view MFH-AES11624-BGC](#)

Countryside house for sale near Bergerac in the Dordogne

Bergerac , **Dordogne** , **Nouvelle Aquitaine**



€765,000

inc. of agency fees

6 Beds 4 Baths 330 sqm 2.23 ha

Countryside property comprising of a 200m² house with four bedrooms, a guest house with two bedrooms on a land of over two hectares...

At a Glance

Reference	MFH-AES11624-BGC	Near to	Bergerac	Price	€765,000
Bed	6	Bath	4	Hab.Space	330 sqm
Land	2.23 ha	Pool	No	Land Tax	N/A

Property Description

Countryside property comprising of a 200m² house with four bedrooms, a guest house with two bedrooms on a land of over two hectares with a large swimming pool and a lake. Situated in a calm area with rolling countryside views, this demure offers a seamless fusion of authenticity and modernity. This timeless home has been tastefully renovated with premium materials and features underfloor heating powered by a heat

pump providing energy efficiency and comfort. Only 30 minutes from Bergerac and the airport with easy access to the motorway A89.

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€765,000

Key Information

Internal Area:	330 sqm
Land Area:	2.23 ha
Property Features:	
•	Swimming Pool

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