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## House for sale near Lalinde in the Dordogne

Lalinde , Dordogne , Nouvelle Aquitaine



# €195,000

inc. of agency fees

4 Beds    3 Baths    160 sqm    0.25 ha

30mns drive from Bergerac airport,  
1km from a little hamlet with shops  
(restaurant, grocery etc.) and 5kms  
from Lalinde (supermarket,...

### At a Glance

<b>Reference</b>	MFH-AES11506-VI	<b>Near to</b>	Lalinde	<b>Price</b>	€195,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

30mns drive from Bergerac airport, 1km from a little hamlet with shops (restaurant, grocery etc.) and 5kms from Lalinde (supermarket, doctors, railway station etc.), this stone house built in the 1950's offers on the ground floor an open plan fully equipped kitchen / dining-area of 27m<sup>2</sup>, an office, laundry-room with toilet and shower as well as a garage; on first floor a light 45m<sup>2</sup> living-room, 2 bedrooms and a bathroom with toilet; on 2nd floor a mezzanine bedroom, bathroom with toilet and a bedroom. Detached 52m<sup>2</sup> garage / workshop with a cellar in the basement as well as a 50m<sup>2</sup> shed. Large garden (2500m<sup>2</sup>) in a quiet estate,

situated on a hill and enjoying unrestricted views. Only with !

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€195,000

## Key Information

Internal Area:	160 sqm
Land Area:	0.25 ha
Floor:	2
Property Features:	
•	Garages: 1

## 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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