

[Click to view MFH-AESdelegation\\_2019\\_01\\_28\\_15\\_](#)

## Countryside house for sale near Lachapelle in the Dordogne

Lachapelle , Dordogne , Nouvelle Aquitaine



# €496,000

inc. of agency fees

5 Beds      275 sqm      1.25 ha

On the borders of the Dordogne and Lot-et-Garonne, in the Perigord, a 'maison de maitre' dating from the 19th Century that is bright and spacious and has five bedrooms. On the edge of a small...

### At a Glance

**Reference** MFH-AESdelegation\_2019\_01\_28\_15\_

**Bed** 5

**Land** 1.25 ha

**Near to** Lachapelle

**Pool** No

**Price** €496,000

**Hab.Space** 275 sqm

**Land Tax** N/A

### Property Description

On The Borders Of The Dordogne And Lot-Et-Garonne, In The Perigord, A 'maison De Maitre' Dating From The 19th Century That Is Bright And Spacious And Has Five Bedrooms. On The Edge Of A Small Village In The Lot-Et-Garonne Near Miramont-Le-Guyenne, Undisturbed And In Wooded, Rolling Countryside. Maison De Maitre Of Around 3000 Sq Ft That Has Been Recently Renovated To A High

Standard With Taste And Style. The House Comprises: A Transverse Hallway Giving On To A Large Fitted Kitchen/dining Room Of Around 60m<sup>2</sup> With Aga . Sitting Room With Fireplace 25m<sup>2</sup>, Office 20m<sup>2</sup>, Separate Lavatory. Upstairs: Large Landing Of Around 20m<sup>2</sup>, Master Bedroom With Of 25m<sup>2</sup> With Bath Room And Built In Wardrobes. Four Further Bedrooms Of Which Two Have En Suite Shower Rooms, A Linen Cupboard, Independent Lavatory. Large Convertible Attic. Underground Cellar With Laundry Area, Boiler Room And Cellar Of Around 50m<sup>2</sup>. Oil-Fired Central Heating, Double Glazing, Excellent Insulation. A South-Facing Verandah Of Around 20m<sup>2</sup>. Workshop, Pool House, Garage And Stone Store Room. Heated Swimming Pool 11 X 5 M. Lovely Grounds Of Around Three Acres With Fruit And Walnut Trees Near Local Shops And Schools.

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€496,000

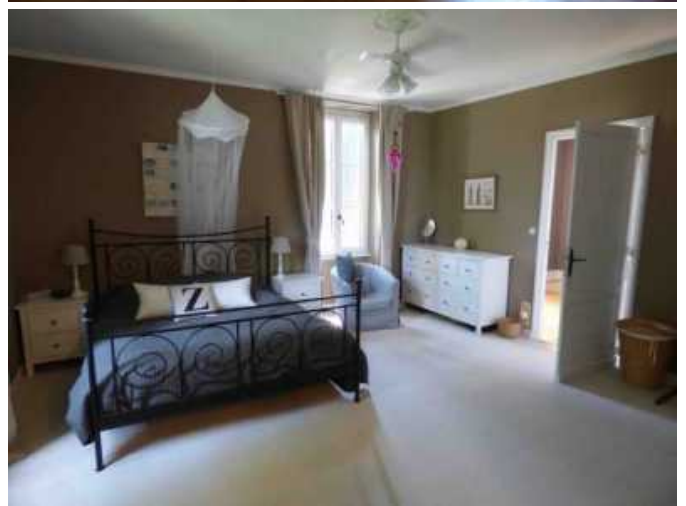
## Key Information

Internal Area:	275 sqm
Land Area:	1.25 ha
Property Features:	
•	Fitted Kitchen

## 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