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## Farmhouse for sale near Bergerac in the Dordogne

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



# €517,275

inc. of agency fees

3 Beds   3 Baths   217 sqm   11.93 ha

Stunning 16th Century renovated stone farmhouse on 29 acres of woodland in a character hamlet of stone properties. Three reception...

### At a Glance

<b>Reference</b>	MFH-AES10577-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€517,275
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	217 sqm
<b>Land</b>	11.93 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Stunning 16th Century renovated stone farmhouse on 29 acres of woodland in a character hamlet of stone properties. Three reception rooms, each with a fireplace or wood-burner; a separate kitchen and a spacious bedroom with bathroom on the ground floor. Upstairs are two large bedrooms, a study and two shower-rooms. The property has also a stone barn of 30m2 and a small independent building with a shower-room. An

11 x 5 swimming pool surrounded by the private terrasse. Situated near a town, close to motorway access and just 20 minutes from Bergerac centre and the airport. This is a rare opportunity!

## Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	3
Price	€517,275

## Key Information

Internal Area:	217 sqm
Land Area:	11.93 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## 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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**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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