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## House for sale near Saint-Laurent-Des-Vignes in the Dordogne

**Saint-Laurent-Des-Vignes , Dordogne , Nouvelle Aquitaine**



# €499,000

inc. of agency fees

4 Beds   2 Baths   198 sqm   0.32 ha

Light filled 5-bedroom home with country and vineyard views just minutes to the commercial centre and Bergerac town, municipal pool and the airport. Quality perigourdine style house from 2017 comprising...

### At a Glance

<b>Reference</b>	MFH-AES10730-BGC	<b>Near to</b>	Saint-Laurent-Des-Vignes	<b>Price</b>	€499,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	198 sqm
<b>Land</b>	0.32 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Light filled 5-bedroom home with country and vineyard views just minutes to the commercial centre and Bergerac town, municipal pool and the airport. Quality perigourdine style house from 2017 comprising of a 45m<sup>2</sup> Living room leading to the terrace, kitchen with granite work surfaces, a utility room, three bedrooms,

dressing room, bathroom and toilet on the ground floor. The stone stairwell leads to the first floor with two bedrooms and a shower room with toilet. The loft space offers a further potential. Double garage, a wine cellar, garden shed with well water pump; automatic garden irrigation by the well. Geothermal underfloor heating. Surrounding garden of 3200m<sup>2</sup>. This house offers country living in Bergerac!

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€499,000

## Key Information

Internal Area:	198 sqm
Land Area:	0.32 ha
Floor:	2
Property Features:	
•	Terrace

## Location: Nouvelle Aquitaine



# Gallery



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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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