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## House for sale near Bergerac in the Dordogne

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



# €453,680

inc. of agency fees

4 Beds   2 Baths   150 sqm   0.08 ha

Charming stone house just 5 minutes from the center of Bergerac. Nestled in a country environment, this house offers you the comfort of today whilst having kept the charm of yesterday. With approximately...

### At a Glance

<b>Reference</b>	MFH-AES10758-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€453,680
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming stone house just 5 minutes from the center of Bergerac. Nestled in a country environment, this house offers you the comfort of today whilst having kept the charm of yesterday. With approximately 150m<sup>2</sup> of living space, 2 bedrooms on the ground floor each with bathroom, a bedroom and a dormitory upstairs.

The large, light living room with stone fireplace and open plan kitchen, as well as the dining room, and large office, all open on to the terrace and the heated swimming pool. To be seen quickly!

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€453,680

## Key Information

Internal Area:	150 sqm
Land Area:	0.08 ha
Floor:	1
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery

















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or email us at **bonjour@my-french-house.com**.

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## 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.

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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.

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