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## House for sale near Saint-Astier in the Dordogne

**Saint-Astier** , **Dordogne** , **Nouvelle Aquitaine**



# €310,300

inc. of agency fees

4 Beds    1 Baths    171 sqm    0.52 ha

Located in a quiet area 10mn from Saint Astier, between Perigueux and Bergerac and 1h30 from Bordeaux, this two storey four bedroom house offers an open plan kitchen, a 42m2 lounge, bathroom with toilets,...

### At a Glance

<b>Reference</b>	MFH-AES10809-BGC	<b>Near to</b>	Saint-Astier	<b>Price</b>	€310,300
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	171 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a quiet area 10mn from Saint Astier, between Perigueux and Bergerac and 1h30 from Bordeaux, this two storey four bedroom house offers an open plan kitchen, a 42m2 lounge, bathroom with toilets, parental suite with private shower room, toilet and walk in closet on the ground floor, and 3 bedrooms, large

mezzanine and toilets on the first floor. 5m x 10m swimming pool with terraces and pool house. Large 5180m<sup>2</sup> enclosed garden. A must see!

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€310,300

## Key Information

Internal Area:	171 sqm
Land Area:	0.52 ha
Floor:	1
Property Features:	
•	Swimming Pool

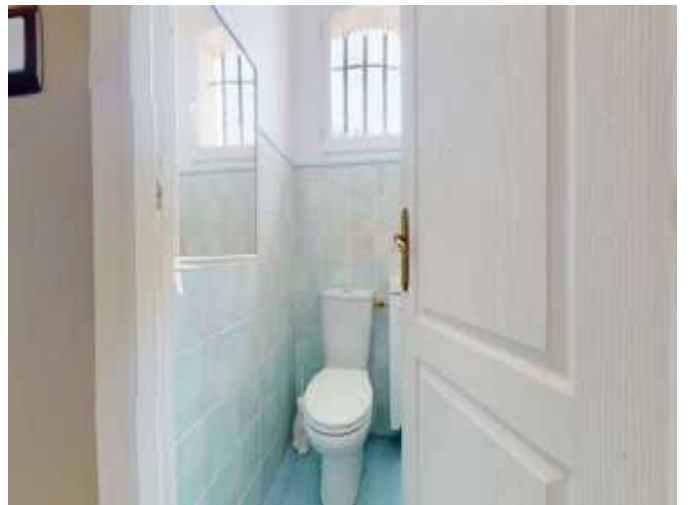
## Location: Nouvelle Aquitaine



## 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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