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## House for sale near Tremolat in the Dordogne

**Tremolat , Dordogne , Nouvelle Aquitaine**



# €498,750

inc. of agency fees

13 Beds   3 Baths   485 sqm   0.61 ha

GiTES! Close to the Dordogne river, next to the charming village of Tremolat. Perigord main house with 5 bedrooms, 2 bathrooms, large vaulted living room with access to the terrace of over 100m2, TV area,...

### At a Glance

<b>Reference</b>	MFH-AES10719-LA	<b>Near to</b>	Tremolat	<b>Price</b>	€498,750
<b>Bed</b>	13	<b>Bath</b>	3	<b>Hab.Space</b>	485 sqm
<b>Land</b>	0.61 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

GiTES! Close to the Dordogne river, next to the charming village of Tremolat. Perigord main house with 5 bedrooms, 2 bathrooms, large vaulted living room with access to the terrace of over 100m2, TV area, fitted kitchen, office, boiler room and laundry room. Underfloor heating and wood burning stove, partial air

conditioning, partial double glazing. Gite 1 is 80 m<sup>2</sup> 3 beds. Gite 2 is 162 m<sup>2</sup> 4 beds. Games room of 80m<sup>2</sup>. Two other potential gites. Large swimming pool 14x6 and 5x5 On 6093 m<sup>2</sup> of land. Also benefits from a satellite internet connection to stay connected with your potential customers. Exclusive to

## Summary

Property type:	House
Bedrooms:	13
Bathrooms	3
Price	€498,750

## Key Information

Internal Area:	485 sqm
Land Area:	0.61 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery













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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:

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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.

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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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