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## House for sale near Couze Et St Front in the Dordogne

**Couze Et St Front , Dordogne , Nouvelle Aquitaine**



# €206,700

inc. of agency fees

3 Beds   1 Baths   209 sqm   0.05 ha

UNIQUE STONE HOUSE (aprox 209m2) with a large BALCONY and sunset views over this village, its terraced garden and SWIMMING POOL. There...

### At a Glance

<b>Reference</b>	MFH-AES10850-LA	<b>Near to</b>	Couze Et St Front	<b>Price</b>	€206,700
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	209 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

UNIQUE STONE HOUSE (aprox 209m2) with a large BALCONY and sunset views over this village, its terraced garden and SWIMMING POOL. There are 3 bedrooms, 2 shower/bath rooms, 3 WC. At the main level there's an open dining /salon with a stunning STONE FIREPLACE, a separate kitchen, shower room with toilet and a bedroom. Upstairs there are 2 bedrooms and a WC. A new staircase leads to the basement,

there is an extra entrance also leading to a renovated large living room with exposed features, which gives also access to the gardens and the pool. GAZ CENTRAL HEATING AND ELECTRIC RADIATORS. At this level you have also a laundry room/back kitchen area and new bathroom/WC. You are at a foot stone from BAKERS & AMENITIES in this picturesque village of Couse et St-Front & Lalinde ! These villages follow the RIVER DORDOGNE AND its 13 ancient MILLS ! Airport Bergerac at 20 Min drive only !

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€206,700

## Key Information

Internal Area:	209 sqm
Land Area:	0.05 ha
Floor:	2
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**

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