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## House for sale near Bergerac in the Dordogne

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



# €477,000

inc. of agency fees

5 Beds   4 Baths   290 sqm   0.05 ha

Magnificent village house of approximately 200m2 with guest house in a picturesque village 15 minutes north of Bergerac. The main house comprising a kitchen/dining room with wood stove, living room with...

### At a Glance

<b>Reference</b>	MFH-AES10965-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€477,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	290 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Magnificent village house of approximately 200m2 with guest house in a picturesque village 15 minutes north of Bergerac. The main house comprising a kitchen/dining room with wood stove, living room with fireplace and wood stove, and laundry room on the ground floor, and upstairs three bedrooms each with its

own bathroom and an attic. The guest house of approximately 95m<sup>2</sup> develops on 3 levels with one bedroom. This real estate complex also includes a front courtyard and a rear garden with a jacuzzi and a garage.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€477,000

## Key Information

Internal Area:	290 sqm
Land Area:	0.05 ha
Property Features:	
•	Rear Garden

## 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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