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House for sale near Bergerac in the Dordogne

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



€397,500

inc. of agency fees

5 Beds 187 sqm 0.15 ha

At walking distance from the local boulangerie, this 187m² five bedroom two storey family house has a 1500m² enclosed garden with electric gate and a 130m² cellar with lots of potential. The living space...

At a Glance

Reference	MFH-AES10977-BGC	Near to	Bergerac	Price	€397,500
Bed	5	Pool	No	Hab.Space	187 sqm
Land	0.15 ha			Land Tax	N/A

Property Description

At walking distance from the local boulangerie, this 187m² five bedroom two storey family house has a 1500m² enclosed garden with electric gate and a 130m² cellar with lots of potential. The living space comprises an entrance, 44m² living/dining filled with light, a large separate kitchen, 5 bedrooms of which

two on the ground floor, a study, a playroom, two shower rooms and two toilets. in the cellar, double garage, large workshop, toilet, laundry room and utility.

Outside, 3 covered parking spaces for four cars, two storage rooms and a stone barbecue. Great home or home or holiday home!

Summary

Property type:	House
Bedrooms:	5
Price	€397,500

Key Information

Internal Area:	187 sqm
Land Area:	0.15 ha
Floor:	3
Property Features:	
• Offroad Parking:	6

Location: Nouvelle Aquitaine



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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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