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## House for sale near Bergerac in the Dordogne

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



# €399,000

inc. of agency fees

3 Beds   2 Baths   140 sqm   0.12 ha

Exceptional location and view for this contemporary villa 15 minutes from Bergerac and 2 minutes walk from a village.it offers approximately 140m2 of living space with a large bright living area, equipped...

### At a Glance

<b>Reference</b>	MFH-AES10985-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€399,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	140 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Exceptional location and view for this contemporary villa 15 minutes from Bergerac and 2 minutes walk from a village.

it offers approximately 140m2 of living space with a large bright living area, equipped kitchen opening onto

a balcony with a panoramic view of the countryside, an office, three bedrooms, a bathroom, dressing room, laundry room, a shower room, and two independent toilets. Outside, a terrace with a 3X3 swimming pool, pool house and a garden of approximately 1200m<sup>2</sup> below. Built in 2016, it offers great living comfort with double glazing, heating/air conditioning by heat pump and thermodynamic hot water. Rare property, to visit quickly!

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€399,000

## Key Information

Internal Area:	140 sqm
Land Area:	0.12 ha
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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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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