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## Farmhouse for sale near Bergerac in the Dordogne

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



**€1,097,250**

inc. of agency fees

12 Beds

430 sqm

10 ha

Property composed of a farmhouse converted into two accommodations of 65 and 155m2. A further two houses of 110m2 and 90 m2 with their independent entrance each currently rented year-round. An independant...

### At a Glance

**Reference** MFH-AES10999-BGC

**Near to** Bergerac

**Price** €1,097,250

**Bed** 12

**Pool** No

**Hab.Space** 430 sqm

**Land** 10 ha

**Land Tax** N/A

### Property Description

Property composed of a farmhouse converted into two accommodations of 65 and 155m2. A further two houses of 110m2 and 90 m2 with their independent entrance each currently rented year-round. An independant guest room of 25m2. Outbuildings converted into workshops, cellar, summer kitchen, garages

and henhouse, a shed and a tobacco barn for agricultural purposes of 900m<sup>2</sup>. Approximately 25 acres of gardens and meadows, a salt 10x5m swimming pool and two spring-water ponds. This property is located near a charming hamlet, 15 minutes from Bergerac and its airport, 35 minutes from Perigueux and 1.15 hours from Bordeaux.

## Summary

Property type:	Farmhouse
Bedrooms:	12
Price	€1,097,250

## Key Information

Internal Area:	430 sqm
Land Area:	10 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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