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## House for sale near Saint-Jean-D-Eyraud in the Dordogne

**Saint-Jean-D-Eyraud** , **Dordogne** , **Nouvelle Aquitaine**



# €246,100

inc. of agency fees

3 Beds      112 sqm      0.27 ha

Charming 112m<sup>2</sup> single storey house with a 57m<sup>2</sup> bright living space with a fireplace, including living/dining and open plan kitchen. Three bedrooms, a bathroom with bath and shower and a separate toilet...

### At a Glance

<b>Reference</b>	MFH-AES11072-BGC	<b>Near to</b>	Saint-Jean-D-Eyraud	<b>Price</b>	€246,100
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	112 sqm
<b>Land</b>	0.27 ha			<b>Land Tax</b>	N/A

### Property Description

Charming 112m<sup>2</sup> single storey house with a 57m<sup>2</sup> bright living space with a fireplace, including living/dining and open plan kitchen. Three bedrooms, a bathroom with bath and shower and a separate toilet. Utility room and double garage offer extra possibilities. The living room opens onto a terrace of 30 m<sup>2</sup> with a

pergola on a plot of 2746 m<sup>2</sup> with a clear view of the countryside and some maritime pine trees. Comfort and tranquility guaranteed.

## Summary

Property type:	House
Bedrooms:	3
Price	€246,100

## Key Information

Internal Area:	112 sqm
Land Area:	0.27 ha
Property Features:	
•	Terrace

## 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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