

[Click to view MFH-AES11121-STC](#)

House for sale near Cladech in the Dordogne

Cladech , Dordogne , Nouvelle Aquitaine



€270,300

inc. of agency fees

3 Beds 1 Baths 89 sqm 0.21 ha

This beautiful character cottage is small but packs a powerful punch. Laid out over three floors it offers accommodation as follows; on the ground floor is a lovely living room, with feature fireplace,...

At a Glance

Reference	MFH-AES11121-STC	Near to	Cladech	Price	€270,300
Bed	3	Bath	1	Hab.Space	89 sqm
Land	0.21 ha	Pool	No	Land Tax	N/A

Property Description

This beautiful character cottage is small but packs a powerful punch. Laid out over three floors it offers accommodation as follows; on the ground floor is a lovely living room, with feature fireplace, and doors opening onto the front terrace, there is also a kitchen with a small dining area to the side, a utility room and a

small shower room. The lower ground floor has the master bedroom, with doors opening onto the rear garden, and a small dressing room area, there is also a bathroom on this floor. The first floor, accessed from the living on the ground floor, has a further bedroom. There is also another, separate first floor, accessed from the kitchen, with a further 'bedroom space' with slightly restricted headroom. Externally the property sits in grounds of around 2000m² and comes with a covered outdoor terrace, to take advantage of the wonderful views, a swimming pool (8m x 4m) with a new liner and a small, separate 1 bedroom maison d'ami.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€270,300

Key Information

Internal Area:	89 sqm
Land Area:	0.21 ha
Floor:	2
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved