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House for sale near Bergerac in the Dordogne

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



€264,600

inc. of agency fees

3 Beds 1 Baths 109 sqm 0.06 ha

Charming house from the 50s, bathed in light and ideally located in a residential area, a few steps from all amenities! This house...

At a Glance

Reference MFH-AES11532-BGC

Near to Bergerac

Price €264,600

Bed 3

Bath 1

Hab.Space 109 sqm

Land 0.06 ha

Pool No

Land Tax N/A

Property Description

Charming house from the 50s, bathed in light and ideally located in a residential area, a few steps from all amenities! This house of approximately 109 m² offers beautiful living spaces, including two bright living rooms, three comfortable bedrooms, an equipped kitchen, an office, WC, a bathroom and a cellar/laundry room in the basement. Nestled in an enclosed garden with trees, it also has a garage. A must see for this house which combines old-world charm and modern day comfort!

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€264,600

Key Information

Internal Area:	109 sqm
Land Area:	0.06 ha

Property Features:

- Offroad Parking:
2

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 cooling off period has expired. It takes an average of three months to buy a property in France.

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S. and L. BROWN



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