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House for sale near Bergerac in the Dordogne

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



€278,200

inc. of agency fees

3 Beds 2 Baths 107 sqm 0.46 ha

15 min north of Bergerac, this 107 m2 home blends comfort and nature. its bright 27.5 m2 living area with open kitchen and four spacious...

At a Glance

Reference MFH-AES11670-BGC

Near to Bergerac

Price €278,200

Bed 3

Bath 2

Hab.Space 107 sqm

Land 0.46 ha

Pool Yes

Land Tax N/A

Property Description

15 min north of Bergerac, this 107 m² home blends comfort and nature. its bright 27.5 m² living area with open kitchen and four spacious bedrooms create a welcoming atmosphere. Outside, a 4,600 m² wooded plot, a 10x5 m pool, and a 41 m² garage complete this ideally located property, close to shops and schools. An idyllic setting waiting for you! Contact us for an exclusive viewing.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€278,200

Key Information

Internal Area:	107 sqm
Land Area:	0.46 ha
Property Features:	
• Garages:	1
Swimming Pool?	Yes

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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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

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S. and L. BROWN



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