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## House for sale near Bergerac in the Dordogne

**Bergerac , Dordogne , Nouvelle Aquitaine**



**€477,000**

**inc. of agency fees**

**5 Beds   5 Baths   260 sqm   0.3 ha**

Just 10 minutes from Bergerac, discover this charming property of approximately 260 m2.it offers a light-filled living area of about...

### At a Glance

<b>Reference</b>	MFH-AES11660-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€477,000
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just 10 minutes from Bergerac, discover this charming property of approximately 260 m<sup>2</sup>. It offers a light-filled living area of about 65 m<sup>2</sup> with an open kitchen and a laundry room, three elegant bedrooms each with an en-suite bathroom in the main house, and two bedrooms with en-suite bathrooms in an independent guest cottage. Enjoy a 3,000 m<sup>2</sup> plot with a pool. This property is perfect for a bed and breakfast or seasonal rental.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€477,000

## Key Information

Internal Area: 260 sqm

Land Area: 0.3 ha

Property Features:

- En-Suite Bathroom

## 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 cooling 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.

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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**

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**



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