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## Countryside house for sale near Bergerac in the Dordogne

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



**€765,000**

**inc. of agency fees**

**6 Beds   4 Baths   330 sqm   2.23 ha**

Countryside property comprising of a 200m2 house with four bedrooms, a guest house with two bedrooms on a land of over two hectares...

### At a Glance

**Reference** MFH-AES11624-BGC

**Near to** Bergerac

**Price** €765,000

**Bed** 6

**Bath** 4

**Hab.Space** 330 sqm

**Land** 2.23 ha

**Pool** No

**Land Tax** N/A

### Property Description

Countryside property comprising of a 200m<sup>2</sup> house with four bedrooms, a guest house with two bedrooms on a land of over two hectares with a large swimming pool and a lake. Situated in a calm area with rolling countryside views, this demure offers a seamless fusion of authenticity and modernity. This timeless home has been tastefully renovated with premium materials and features underfloor heating powered by a heat pump providing energy efficiency and comfort. Only 30 minutes from Bergerac and the airport with easy access to the motorway A89.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	4
Price	€765,000

## Key Information

Internal Area:	330 sqm
Land Area:	2.23 ha
Property Features:	
	• Swimming Pool

## 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).

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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.

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**S. and L. BROWN**



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