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## House for sale near Saint-Chamassy in the Dordogne

**Saint-Chamassy , Dordogne , Nouvelle Aquitaine**



**€299,600**

**inc. of agency fees**

**3 Beds 2 Baths 97.75 sqm 0.18 ha**

Charming Stone House for Sale in Perigord Noir Let yourself be enchanted by this magnificent stone property, nestled in the heart of...

### At a Glance

<b>Reference</b>	MFH-AES11645-STC	<b>Near to</b>	Saint-Chamassy	<b>Price</b>	€299,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	97.75 sqm
<b>Land</b>	0.18 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming Stone House for Sale in Perigord Noir Let yourself be enchanted by this magnificent stone property, nestled in the heart of Perigord Noir. Situated on a beautiful plot of land, it is arranged around a lovely barn to renovate and a small outdoor annex, offering great potential for your projects. Inside, the ground floor reveals a spacious, warm, and bright living area, featuring a lounge open to a welcoming dining room, followed by a modern and functional kitchen. A bedroom with its own en-suite bathroom completes this level. Upstairs, you will find two additional beautiful bedrooms and bathrooms, perfect for hosting family and friends. Don't miss this unique opportunity! Come and discover this charming home.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€299,600

Key Information

Internal Area:	97.75 sqm
Land Area:	0.18 ha
Floor:	1
Property Features:	

- En-Suite Bathroom

Location: Nouvelle Aquitaine



## Gallery













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

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## 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**



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