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## Countryside house for sale near Bergerac in the Dordogne

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



**€246,100**

**inc. of agency fees**

**110 sqm**

**1.4 ha**

Located in a peaceful setting, this 1970's house (on crawl-space) offers 110m2 of living space. it features four bedrooms, a bright...

### At a Glance

**Reference** MFH-AES11736-BGC

**Near to** Bergerac

**Price** €246,100

**Land** 1.4 ha

**Pool** No

**Hab.Space** 110 sqm

**Land Tax** N/A

### Property Description

Located in a peaceful setting, this 1970's house (on crawl-space) offers 110m<sup>2</sup> of living space. it features four bedrooms, a bright 32m<sup>2</sup> living room facing south and west, with french doors, a fireplace, traditional terra-cotta tiles and exposed beams. The property sits on 1.5 hectares of land with open views and a private driveway. While some cosmetic renovations are needed, the house has plenty of charm and potential, a great opportunity to create your ideal home. Just minutes from shops and Bergerac town.

### Summary

Property type: Countryside house  
Price €246,100

### Key Information

Internal Area: 110 sqm  
Land Area: 1.4 ha

### Location: Nouvelle Aquitaine



## Gallery







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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.

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**S. and L. BROWN**



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