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House for sale near Bergerac in the Dordogne

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



€349,000

inc. of agency fees

3 Beds 1 Baths 158 sqm 0.43 ha

Ancient property that has been renovated respecting the charming origins of the house with natural materials. Situated in a calm countryside...

At a Glance

Reference MFH-AES11750-BGC

Near to Bergerac

Price €349,000

Bed 3

Bath 1

Hab.Space 158 sqm

Land 0.43 ha

Pool No

Land Tax N/A

Property Description

Ancient property that has been renovated respecting the charming origins of the house with natural materials. Situated in a calm countryside area, in a small hamlet, on over an acre of land approximately 20 minutes North of Bergerac. Upon arrival, you are greeted by a south-facing terrace leading into a spacious living room followed by a kitchen, a toilet and an additional room ready to be completed according to your needs. Upstairs, there are three bedrooms, a toilet, and a bathroom. The property also includes two small stone outbuildings and a plunge pool (2mx3m) - perfect for relaxing in the summer months. 2 cellars - one with the pellet boiler which supplies the underfloor heating system and the radiators.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€349,000

Key Information

Internal Area:	158 sqm
Land Area:	0.43 ha
Property Features:	<ul style="list-style-type: none">• Terrace

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).

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S. and L. BROWN



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