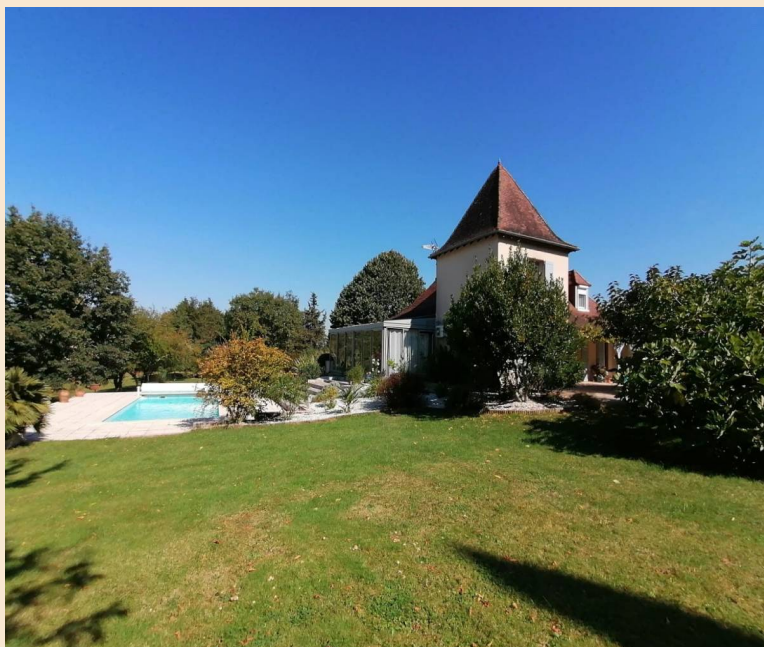


[Click to view MFH-AES11744-BGC](#)

## Countryside house for sale near Bergerac in the Dordogne

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



**€477,000**

**inc. of agency fees**

**5 Beds   2 Baths   169 sqm   1.2 ha**

Come and discover this modernized Perigourdine, nestled at the end of a cul-de-sac on a 1.2 hectare enclosed plot with panoramic views...

### At a Glance

**Reference** MFH-AES11744-BGC

**Near to** Bergerac

**Price** €477,000

**Bed** 5

**Bath** 2

**Hab.Space** 169 sqm

**Land** 1.2 ha

**Pool** No

**Land Tax** N/A

### Property Description

Come and discover this modernized Perigourdine, nestled at the end of a cul-de-sac on a 1.2 hectare enclosed plot with panoramic views of the countryside. Two cherries on the cake: a 106m<sup>2</sup> hangar and a 9x4m heated swimming pool. 169m<sup>2</sup> of living space including a 78m<sup>2</sup> living space with open kitchen, living/dining room and veranda, a laundry room, two bedrooms, a shower room/WC and a separate WC on the ground floor, and three bedrooms (including two attic bedrooms with dormer windows), a dressing room, a WC and a bathroom upstairs. Renovated in 2017, this house combines modern comfort with the charm of a traditionally built house. Call us!

Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 5                 |
| Bathrooms      | 2                 |
| Price          | €477,000          |

Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 169 sqm |
| Land Area:         | 1.2 ha  |
| Floor:             | 2       |
| Property Features: |         |

- Swimming Pool

Location: Nouvelle Aquitaine



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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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.

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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**



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**S. and L. BROWN**



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