

[Click to view MFH-AES11716-BGC](#)

## House for sale near Gardonne in the Dordogne

Gardonne , Dordogne , Nouvelle Aquitaine



**€164,300**

inc. of agency fees

3 Beds 1 Baths 97 sqm 0.06 ha

Exclusivity at . Visit quickly this light filled bungalow, a short walk to amenities. Excellent project, energy rating D, consists...

### At a Glance

Reference	MFH-AES11716-BGC	Near to	Gardonne	Price	€164,300
Bed	3	Bath	1	Hab.Space	97 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

### Property Description

Exclusivity at . Visit quickly this light filled bungalow, a short walk to amenities. Excellent project, energy rating D, consists of 3 bedroomed, bathroom with shower, wc separate. Attached garage and cellar. Garage independant also. Double glazed, connected to mains drains and mains gas for the central heating. Perfect for investors, first time buyers, retired. in need of an interior update including installing a kitchen. Contact us for a viewing.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€164,300

### Key Information

Internal Area:	97 sqm
Land Area:	0.06 ha

Property Features:

- Central Heating

### Location: Nouvelle Aquitaine



## Gallery











As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## 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).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## 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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved