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## House for sale near Monpazier in the Dordogne

**Monpazier** , **Dordogne** , **Nouvelle Aquitaine**



# €413,400

**inc. of agency fees**

5 Beds   2 Baths   320 sqm   0.42 ha

Just a few minutes from the charming medieval village of Monpazier, this character house on two levels offers plenty of living space,...

### At a Glance

**Reference**   MFH-AES11780

**Bed**   5

**Land**   0.42 ha

**Near to**   Monpazier

**Bath**   2

**Pool**   No

**Price**   €413,400

**Hab.Space**   320 sqm

**Land Tax**   N/A

### Property Description

Just a few minutes from the charming medieval village of Monpazier, this character house on two levels offers plenty of living space, ideal for a large family or a second home with rental potential. The first floor comprises an entrance hall/corridor leading to a fitted kitchen, boiler room, storage room, laundry room, separate toilet, bathroom, three bedrooms, as well as a cosy living/dining room with wood-burning stove and veranda. Upstairs, a mezzanine currently serves as a study/living room. The hallway leads to two further bedrooms, a bathroom, a separate toilet, and an attic with storage and conversion potential. Outside, you'll enjoy a garden planted with trees, a garage and a swimming pool (10x5 m) with its wooden equipment room, perfect for enjoying fine weather in complete tranquillity. Quiet setting, close to all amenities and emblematic Perigord tourist sites. A rare property combining comfort, space and quality of life in the Dordogne. Contact us now!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€413,400

Key Information

Internal Area:	320 sqm
Land Area:	0.42 ha
Floor:	1

Property Features:

- Swimming Pool

Location: Nouvelle Aquitaine



## Gallery













As Featured in

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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**



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