

[Click to view MFH-AES11854-BGC](#)

House for sale near Bergerac in the Dordogne

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



€314,000

inc. of agency fees

4 Beds 2 Baths 140 sqm 0.2 ha

With 140m² of living space and a 2000m² enclosed garden, this single-story 4 bedroom family home is bathed in light in both summer...

At a Glance

Reference MFH-AES11854-BGC

Near to Bergerac

Price €314,000

Bed 4

Bath 2

Hab.Space 140 sqm

Land 0.2 ha

Pool No

Land Tax N/A

Property Description

With 140m² of living space and a 2000m² enclosed garden, this single-story 4 bedroom family home is bathed in light in both summer and winter and invites relaxation with its various french doors to the garden, terraces, and swimming pool. 7km West of Bergerac. Between tradition and minimalism, it combines charm and simplicity: wood-burner, ceiling fans with summer/winter mode, double-glazed windows, and wooden shutters guarantee economical comfort. Four bedrooms, with their own access to the garden (one with a private bathroom), a bathroom with a walk-in shower, a separate toilet, and a laundry room. The 51m² living room with open plan kitchen opens onto two terraces and the 8x4m swimming pool (heated, salt-water, with a submerged cover). A great place to spend quality time!

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€314,000

Key Information

Internal Area:	140 sqm
Land Area:	0.2 ha

Property Features:

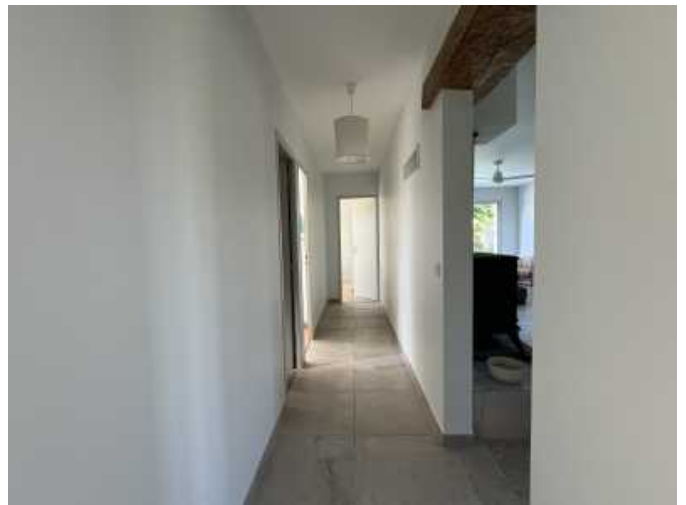
- Swimming Pool

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

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.

To see more great properties like this one, visit our daily updated website at 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