

[Click to view MFH-AES8078-BGC](#)

House for sale near Bergerac in the Dordogne

Bergerac , Dordogne , Nouvelle Aquitaine



€783,750

inc. of agency fees

5 Beds 3 Baths 517 sqm 0.8 ha

This ancient Xiii century armory with attached guest house sits besides the river Dordogne surrounded by almost 2 Acres of land with...

At a Glance

Reference MFH-AES8078-BGC

Near to Bergerac

Price €783,750

Bed 5

Bath 3

Hab.Space 517 sqm

Land 0.8 ha

Pool No

Land Tax N/A

Property Description

This ancient XIII century armory with attached guest house sits besides the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac riverside cycle path "Voie Verte". in a quiet neighborhood yet near the town centre, it offers great volumes and period features. 520m² in total on 3 levels: 5 bedrooms, 3 bathrooms and 2 shower room, entrance hall, "cathedral" living room, fitted kitchen, utility room, verandah. Underfloor heating with heat pump (air/water). A second kitchen with living room allows creating an attached guest house. 70m² playroom and extra bedroom in the converted loft. A public slipway is located 200m downstream for water sports lovers, and the town center is at walking/cycling. A Must see!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€783,750

Key Information

Internal Area:	517 sqm
Land Area:	0.8 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

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