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## Countryside house for sale near Bergerac in the Dordogne

**Bergerac, Dordogne, Nouvelle Aquitaine**



# €318,000

inc. of agency fees

3 Beds      115 Surface : 115      1.5 ha

Close to issigeac, a nice place to relax ! old stone farmhouse only 8 minutes drive to the popular bastide village of issigeac, set on the edge of a quiet hamlet with lovely panoramic views, the house...

### At a Glance

<b>Reference</b>	MFH-AES9884-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€318,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	115 Surface : 115
<b>Land</b>	1.5 ha			<b>Land Tax</b>	N/A

### Property Description

Close to issigeac, a nice place to relax !

old stone farmhouse only 8 minutes drive to the popular bastide village of issigeac, set on the edge of a quiet hamlet with lovely panoramic views, the house of approximately 115m<sup>2</sup>, comprises of a living room,

kitchen and scullery, 3 bedrooms + shower room/ wc on the ground floor and a living area to renovate, with sanitary facilities already in place, upstairs. The garden is approximately 3.7 acres. An ideal place to relax in the countryside, close to amenities!

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€318,000

## Key Information

Internal Area:	115 Surface :
	115
Land Area:	1.5 ha

## Location: Nouvelle Aquitaine



## Gallery





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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 calling off period has expired. It takes an average of three months to buy a property in France.

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**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**

