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## Countryside house for sale near Bergerac in the Dordogne

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



# €624,750

inc. of agency fees

4 Beds   2 Baths   154 sqm   7.97 ha

Opportunity to acquire a recognized and primed wine chateau in Monbazillac: organic production of red, rose, dry and sweet white wine on 8 Hectares of vine. The sale comprises a 65m2 tasting hangar, a...

### At a Glance

<b>Reference</b>	MFH-AES10240-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€624,750
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	154 sqm
<b>Land</b>	7.97 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Opportunity to acquire a recognized and primed wine chateau in Monbazillac: organic production of red, rose, dry and sweet white wine on 8 Hectares of vine. The sale comprises a 65m2 tasting hangar, a 118 m2 "chai" with metallic "cuves", and a 450m2 hangar for material storage (working material all included in the

sale). A south facing 150m<sup>2</sup> four bedroom house with a view will allow you to live in the heart of your vineyard and enjoy an enchanted scenery. A thriving business to be taken over!  
information on any natural risks are available on: [www. georisques. gouv. fr](http://www.georisques.gouv.fr)

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€624,750

## Key Information

Internal Area:	154 sqm
Land Area:	7.97 ha
Property Features:	
•	South Facing

## Location: Nouvelle Aquitaine



## Gallery





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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.

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or email us at **bonjour@my-french-house.com**.

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## 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 calling 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.

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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.

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