

[Click to view MFH-GLFAP2475](#)

## 4 bedroom House for sale in Dordogne

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



# €593,250

inc. of agency fees

4 Beds    2 Baths    238 sqm    0.45 ha

In the heart of one of the most beautiful villages in France, in the heart of the Golden Triangle, this Perigordian style property was completed in the 90's. It is only 1.5 km from the centre of the village,...

### At a Glance

<b>Reference</b>	MFH-GLFAP2475	<b>Near to</b>	Sarlat-la-caneda	<b>Price</b>	€593,250
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	238 sqm
<b>Land</b>	0.45 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of one of the most beautiful villages in France, in the heart of the Golden Triangle, this Perigordian style property was completed in the 90's. It is only 1.5 km from the centre of the village, with all amenities, and 20 minutes walk from the magnificent chateau. 35 m2 of open plan living space with a double sided fireplace housing a wood burning stove, with dual use of the living room and dining room, a separate kitchen of 27 m2, a laundry room with shower and washbasin, a storeroom, and two bedrooms allowing for living on the living level. On the first floor: a large landing of 44 m2, two bedrooms, bathroom, toilet. Garage

of 62 m<sup>2</sup> in the basement with cellar and storage. Swimming pool. Adjacent wooded land with possibility to build a gîte or guest house.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€593,250

## Key Information

Year Built:	1992
Internal Area:	238 sqm
Land Area:	0.45 ha

## 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 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.

## 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**

great service  
fast transfers

send money abroad 24/7

excellent rates