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## House for sale near Bergerac in the Dordogne

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



# €278,200

inc. of agency fees

3 Beds    1 Baths    100 sqm    0.2 ha

One level three bedroom house with a sunny open living space with open kitchen leading to the terrace and swimming pool. Built in 2002, this house is well situated close to a small town with shops, bakery,...

### At a Glance

<b>Reference</b>	MFH-AES10507-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€278,200
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

One level three bedroom house with a sunny open living space with open kitchen leading to the terrace and swimming pool.

Built in 2002, this house is well situated close to a small town with shops, bakery, restaurant and schools.

Approximately 100m<sup>2</sup> of living area on an enclosed land of 2000m<sup>2</sup> with the pool 8m x 4m de 2017. Double garage 50m<sup>2</sup>.

Walking distance to country and forest walks.

10 minutes West of Bergerac

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€278,200

## Key Information

Internal Area:	100 sqm
Land Area:	0.2 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## 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.

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