

[Click to view MFH-AES10684-BGC](#)

House for sale near Montpon Menesterol in the Dordogne

Montpon Menesterol , Dordogne , Nouvelle Aquitaine



€454,740

inc. of agency fees

3 Beds 2 Baths 161 sqm 0.97 ha

One hour to the center of Bordeaux and 10 minutes to Montpon and all amenities, this recent house is waiting for you! Comfortable with modern features and also genuine old elements (beams, stones, fireplace...

At a Glance

Reference	MFH-AES10684-BGC	Near to	Montpon Menesterol	Price	€454,740
Bed	3	Bath	2	Hab.Space	161 sqm
Land	0.97 ha	Pool	Yes	Land Tax	N/A

Property Description

One hour to the center of Bordeaux and 10 minutes to Montpon and all amenities, this recent house is waiting for you! Comfortable with modern features and also genuine old elements (beams, stones, fireplace crow), your family will enjoy the calm of the countryside, without being isolated. The house comprises a large

living room with fireplace, a kitchen, three bedrooms including a master suite, a mezzanine and a basement housing the garage, a laundry area and a cellar. A swimming pool runs along the terrace. The garden is enclosed and offers a beautiful view of the surrounding countryside, without vis-a-vis. To visit without delay!

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€454,740

Key Information

Internal Area:	161 sqm
Land Area:	0.97 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

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