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House for sale near Saint-Laurent-Des-Vignes in the Dordogne

Saint-Laurent-Des-Vignes , Dordogne , Nouvelle Aquitaine



€499,000

inc. of agency fees

4 Beds 2 Baths 198 sqm 0.32 ha

Light filled 5-bedroom home with country and vineyard views just minutes to the commercial centre and Bergerac town, municipal pool and the airport. Quality perigourdine style house from 2017 comprising...

At a Glance

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|------------------|------------------|----------------|--------------------------|------------------|----------|
| Reference | MFH-AES10730-BGC | Near to | Saint-Laurent-Des-Vignes | Price | €499,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 198 sqm |
| Land | 0.32 ha | Pool | No | Land Tax | N/A |

Property Description

Light filled 5-bedroom home with country and vineyard views just minutes to the commercial centre and Bergerac town, municipal pool and the airport. Quality perigourdine style house from 2017 comprising of a 45m² Living room leading to the terrace, kitchen with granite work surfaces, a utility room, three bedrooms,

dressing room, bathroom and toilet on the ground floor. The stone stairwell leads to the first floor with two bedrooms and a shower room with toilet. The loft space offers a further potential. Double garage, a wine cellar, garden shed with well water pump; automatic garden irrigation by the well. Geothermal underfloor heating. Surrounding garden of 3200m². This house offers country living in Bergerac!

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €499,000 |

Key Information

| | |
|--------------------|---------|
| Internal Area: | 198 sqm |
| Land Area: | 0.32 ha |
| Floor: | 2 |
| Property Features: | |
| • | Terrace |

Location: Nouvelle Aquitaine



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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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