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## Countryside house for sale near Serres Et Montguyard in the Dordogne

Serres Et Montguyard , Dordogne , Nouvelle Aquitaine



# €446,250

inc. of agency fees

3 Beds 1 Baths 203.37 sqm 2.43 ha

Detached property with magnificent countryside views just 5 minutes from Eymet. Large bright and airy rooms, 3 large bedrooms, 2 large bathrooms, fitted kitchen with dining area. Living room of 47m2 opening...

### At a Glance

**Reference** MFH-AES10749-LA  
**Bed** 3  
**Land** 2.43 ha

**Near to** Serres Et Montguyard  
**Bath** 1  
**Pool** No

**Price** €446,250  
**Hab.Space** 203.37 sqm  
**Land Tax** N/A

### Property Description

Detached property with magnificent countryside views just 5 minutes from Eymet. Large bright and airy rooms, 3 large bedrooms, 2 large bathrooms, fitted kitchen with dining area. Living room of 47m2 opening onto a covered terrace overlooking the swimming pool. Underfloor heating, central vacuum system, double

glazing, new septic tank in 2016. 8x4 salt pool installed in 2016. All on nearly 2.5 hectares of land, with stream and woods. Suitable for horses because already has a box in the field.

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€446,250

## Key Information

Internal Area:	203.37 sqm
Land Area:	2.43 ha
Property Features:	
•	Swimming Pool

## 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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