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## House for sale near Cales in the Dordogne

Cales , Dordogne , Nouvelle Aquitaine



# €997,975

inc. of agency fees

11 Beds      540 sqm      0.61 ha

Renovated to a high standard, this magnificent stone property and old tobacco barn is located in a calm green setting but close to all shops. it comprises 5 separate but fully furnished ready-to-live...

### At a Glance

**Reference** MFH-AES10348-LA

**Bed** 11

**Land** 0.61 ha

**Near to** Cales

**Pool** No

**Price** €997,975

**Hab.Space** 540 sqm

**Land Tax** N/A

### Property Description

Renovated to a high standard, this magnificent stone property and old tobacco barn is located in a calm green setting but close to all shops. it comprises 5 separate but fully furnished ready-to-live interconnectable houses, each with access to the pleasant outdoor space (6000 m2) including 2 heated swimming pools, courtyard, relaxation area with spa. Each house has 2 to 3 bedrooms, each with shower room or bathroom. A large barn has also been renovated - ideal yoga room, seminars, coaching. A high quality property with

multiple possibilities, currently used as gites with an excellent rental income, but could be a very beautiful family home or wellness center / spiritual retirement, etc.

## Summary

Property type:	House
Bedrooms:	11
Price	€997,975

## Key Information

Internal Area:	540 sqm
Land Area:	0.61 ha
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery









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or email us at **bonjour@my-french-house.com**.

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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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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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