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## House for sale near Bergerac in the Dordogne

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



**€359,000**

**inc. of agency fees**

**3 Beds**

**180 sqm**

Located in a quiet square with river view in Bergerac, this 1780 stone house offers 180m2 of bright volumes thanks to a clever and...

### At a Glance

**Reference** MFH-AES10924-BGC

**Bed** 3

**Near to** Bergerac

**Pool** No

**Price** €359,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Located in a quiet square with river view in Bergerac, this 1780 stone house offers 180m<sup>2</sup> of bright volumes thanks to a clever and minimalist renovation. On the ground floor: the entrance, living room with wood burner, open plan kitchen with access to a 40m<sup>2</sup> vaulted stone cellar, dining room with access to the courtyard, utility, cellar and toilet. On the first floor, three bedrooms (one ensuite with shower room and walk in closet), a study with access to the courtyard stairs, three toilets and an independent shower room. A Hundred meters from amenities and restaurants, it is a rare find, ideal for an investment or a family home!

Summary

Property type: House  
Bedrooms: 3  
Price €359,000

Key Information

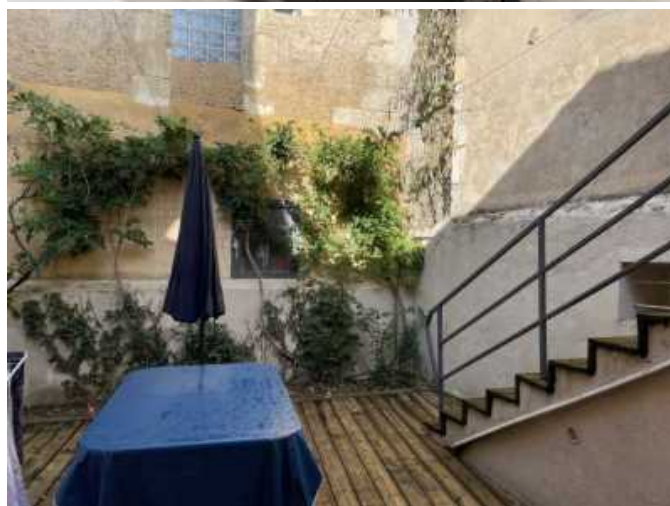
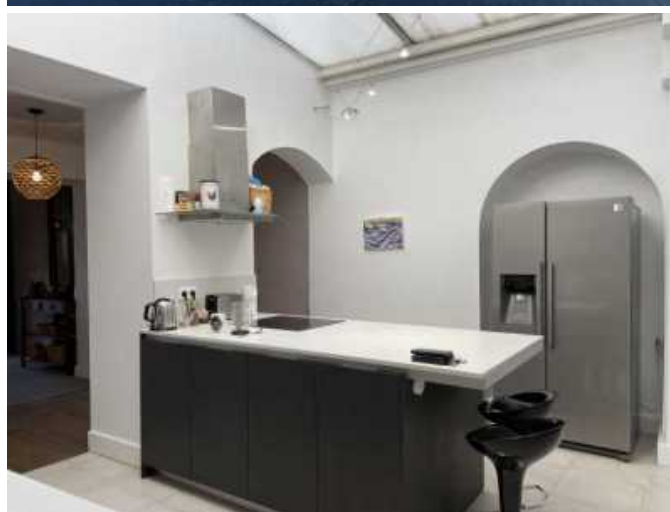
Internal Area: 180 sqm  
Floor: 1  
Property Features:

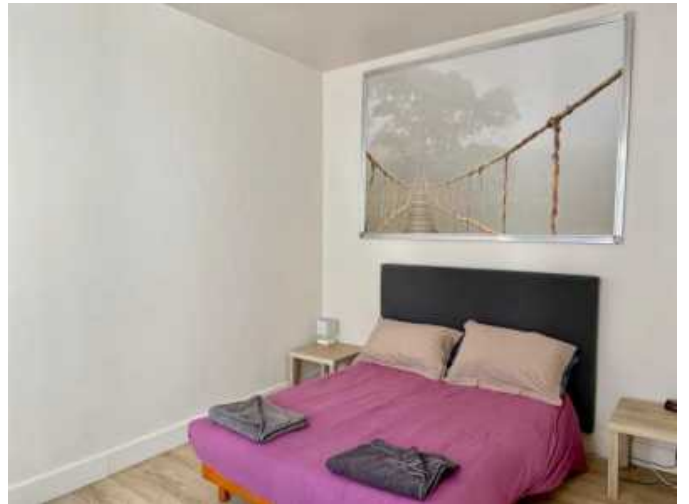
- Ensuite

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 cooling off period has expired. It takes an average of three months to buy a property in France.

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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**



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