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## House for sale near Allas Les Mines in the Dordogne

Allas Les Mines , Dordogne , Nouvelle Aquitaine



# €318,000

inc. of agency fees

5 Beds      155 sqm      0.68 ha

1985 DETACHED 4 bedroom FAMILY HOUSE, 6821 M2 GARDEN, situated in THE HART OF THE PERIGORD NOiR, NEAR SAiNT CYPRIEN, with all amenities. The property has on the ground floor a large open plan living room/diner...

### At a Glance

|                  |                 |                |                 |                  |          |
|------------------|-----------------|----------------|-----------------|------------------|----------|
| <b>Reference</b> | MFH-AES10942-LA | <b>Near to</b> | Allas Les Mines | <b>Price</b>     | €318,000 |
| <b>Bed</b>       | 5               | <b>Pool</b>    | No              | <b>Hab.Space</b> | 155 sqm  |
| <b>Land</b>      | 0.68 ha         |                |                 | <b>Land Tax</b>  | N/A      |

### Property Description

1985 DETACHED 4 bedroom FAMILY HOUSE, 6821 M2 GARDEN, situated in THE HART OF THE PERIGORD NOiR, NEAR SAiNT CYPRIEN, with all amenities. The property has on the ground floor a large open plan living room/diner with a fireplace and a pellet stove burner, a good quality kitchen, two

bedrooms, 1 bathroom, toilet. An elm staircase leads you to three more bedrooms with chestnut parquet flooring and a shower room, WC. Full basement of 129 m2 with a GARAGE, WORKSHOP AND A WINE CAVE. Two GOOD wooden outbuildings. Calm environment !

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Price          | €318,000 |

## Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 155 sqm |
| Land Area:         | 0.68 ha |
| Property Features: |         |
| • Offroad Parking: | 4       |

## 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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