Click to view MFH-AES10972-BGC

# House for sale near Bergerac in the Dordogne

Bergerac, Dordogne, Nouvelle Aquitaine



€381,600

inc. of agency fees

**5** Beds **3** Baths **190** sqm **0.38** ha

Rare opportunity to purchase a stone property on a large garden only 3km from commerces. Originally built in 1804, this house has a unique presentation on a park of 3500m2 with mature trees offering shade...

#### At a Glance

**Reference** MFH-AES10972-BGC **Near to** Bergerac **Price** €381,600

**Bed** 5 **Bath** 3 **Hab.Space** 190 sqm

Land0.38 haPoolYesLand TaxN/A

### **Property Description**

Rare opportunity to purchase a stone property on a large garden only 3km from commerces. Originally built in 1804, this house has a unique presentation on a park of 3500m2 with mature trees offering shade and calm. The house comprises of an entrance, a kitchen leading to the welcoming lounge, a study, three bedrooms and

a bathroom. Upstairs has two further bedrooms, each with their shower-room.

Next to the pool is an ancient tobacco barn and attached to the house are additional spaces which were the ancient stables.

This property is just 3 km from a commercial centre with supermarket and restaurants and 5 km from the centre of Bergerac town.

## **Summary**

Property type: House Bedrooms: 5
Bathrooms 3

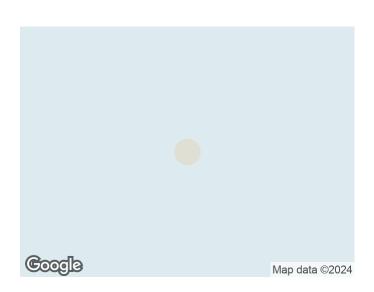
Price €381,600

# **Key Information**

Internal Area: 190 sqm Land Area: 0.38 ha Swimming Pool? Yes

# **Location: Nouvelle Aquitaine**





# Gallery













Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

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

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved