Click to view MFH-AES11052-LA

# House for sale near Varennes in the Dordogne

Varennes, Dordogne, Nouvelle Aquitaine



€246,100

inc. of agency fees

**5** Beds **1** Baths **153** sqm **0.12** ha

Pleasant perigourdine-style stone house set in calm hamlet with lovely views close to all amenities. Renovated throughout, it is ready-tomove into. This cosy gem comprises 5 ground floor bedrooms, living...

#### At a Glance

**Reference** MFH-AES11052-LA **Near to** Varennes **Price** €246,100

**Bed** 5 **Bath** 1 **Hab.Space** 153 sqm

Land 0.12 ha Pool No Land Tax N/A

## **Property Description**

Pleasant perigourdine-style stone house set in calm hamlet with lovely views close to all amenities. Renovated throughout, it is ready-to-move into. This cosy gem comprises 5 ground floor bedrooms, living room, kitchen, bathroom, separate WC, all overlooking a prety terrace from where you can admire the

surrounding countryside. Upstairs, you will find a spacious and bright room which offers multiple possibilities for use (master bedroom, games room etc...), and a large (90m2) which provides further renovation potential, as does the 50 m2 basement area. There is also a separate piece of constructible land with a huge barn that offers extra scope for a gite or guest house.

## **Summary**

Property type: House Bedrooms: 5
Bathrooms 1

Price €246,100

# **Key Information**

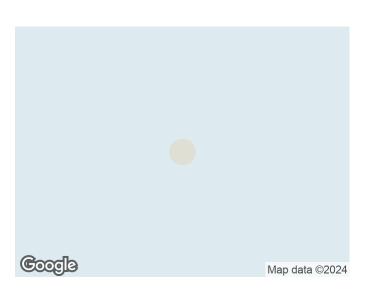
Internal Area: 153 sqm Land Area: 0.12 ha

Property Features:

Terrace

## **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