



## Single Storey House in Calm Setting



### Info Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nombre:           | David Evans                                                   |
| Nombre empresa:   | Cle France Ltd                                                |
| País:             | Reino Unido                                                   |
| Experience since: |                                                               |
| Tipo de servicio: | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Teléfono:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Sitio web:        | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 169,600 |

### Ubicación

|                |            |
|----------------|------------|
| País:          | Francia    |
| Código postal: | 24150      |
| Publicado:     | 06/08/2025 |

### Descripción:

Single Storey House in Calm Setting, located in a quiet environment, a 5-minute drive from shops and 20 minutes from Bergerac airport. Single-story 86m2 (conforming pit), 2 bedrooms, 1 shower room, 1 WC, large living room, kitchen, pantry, double glazing.

Property Tax 654 Euro a year

The department of Yonne is one of the four departments of the Burgundy region, or Burgundy if you prefer. As with many departments in France the department is named after the Yonne River running through the department from north to south and it is a tributary of the Seine River. The capital town of the area is Auxerre, with other important towns being Avallon and Sens. Yonne is the third department of the region in terms of population size and some would say it is the most attractive area.

Yonne attracts more and more people every year and is made up of three different areas; 1. The Burgundy Province, 2. The Champagne Province, 3. The Orleanais. This mix has made Yonne very rich in cultural and historical events and places to visit.

Agricultural activities are significant in this rural area and so there are many nice properties for sale in idyllic rural settings, and finally tourism is a strong income provider for the region with lots of Parisians



holidaying in the department.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Común

|                  |        |
|------------------|--------|
| Dormitorios:     | 2      |
| Baños:           | 1      |
| Tamaño del lote: | 461 m2 |

## Utility details

|          |    |
|----------|----|
| Heating: | Sí |
|----------|----|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.400.867

