



## New Build Detached Property with Large Garden



### Info Agente

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Specialties:	
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 349,800

### Ubicación

País:	Francia
Código postal:	24230
Publicado:	06/10/2025

### Descripción:

New and immaculate 120m<sup>2</sup> bungalow, comprising 3 bedrooms including two en suites, a 45m<sup>2</sup> dining/living space with an equipped open plan kitchen and a utility room. 25m<sup>2</sup> attached garage. Set on a 900m<sup>2</sup> fenced garden of approximately with electric gate. Gravel driveway and house perimeter. Equipped kitchen with an island and retractable table, bathtub with waterfall faucet, quality materials and fixtures.

30 minutes from Saint-Emilion, 50 minutes from Bordeaux and 40 minutes from Bergerac, this house is perfect for settling down, close to a town with all amenities for daily needs and children's schooling.

A gem, and an opportunity not to be missed.

The department of Dordogne has some very nice property and much to offer in terms of location, with houses situated in the many striking villages found amid the rolling hills. Some villages and towns are considered so picturesque that they are categorised as Les Plus Beaux Villages de France (the most beautiful villages in France). Walkers will delight in the rolling countryside of Dordogne and there is a wonderful feeling of space here. From your Dordogne property it is easy to find peace and quiet off the beaten track in the hills, woodlands and forests.



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The Dordogne River is one of the reasons why this area is a popular choice for visitors. There's nothing better than to hire a canoe and explore it for yourself. Many locations can only be seen from the water and you can make your own enjoyable voyage. On the journey you are sure to uncover lovely beaches, which make ideal locations for swimming, sunbathing and paddling. Why not have a day trip from your Dordogne property? all you will need to do is pack a picnic and away you go.

The Dordogne region of south-west France is one of the most beautiful and popular destinations in the country. Visitors to this beautiful region of France discover many chateaux, beautiful medieval towns and villages, unspoiled countryside and prehistoric caves.

In addition to its castles, chateaux, churches, bastides and cave fortresses, the region has preserved from centuries past a number of wonderful villages which still have their market halls, dovecotes, tories (stone huts), churches, abbeys and castles. Saint-Leon-sur-Vezere, Connezac, Saint-Jean-de-Cole, La Roque-Gageac and many others are real jewels of architecture. As for the old quarters of Perigueux or Bergerac, restored and developed into pedestrian areas, they have regained their former charm.

The famous caves of Lascaux have been closed to the public, but a replica of Lascaux II is open to visitors and is a major tourist attraction. Perigueux has important Roman ruins, including an arena which is still visible inside a public park located near the town centre.

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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.

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## **Común**

Dormitorios:	3
Baños:	2



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Tamaño del lote: 900 m2

### Utility details

Heating: Sí

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.593.716

