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## Beautiful Stone Property with Great Views

Nérac , Lot-et-Garonne , Nouvelle Aquitaine



**€660,000**

inc. of agency fees

4 Beds   2 Baths   341 sqm   0.55 ha

Nestled in a rural yet not isolated setting, between Nérac and Moncrabeau, this elegant stone residence has been...

### At a Glance

<b>Reference</b>	MFH-BG33274	<b>Near to</b>	Nérac	<b>Price</b>	€660,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	341 sqm
<b>Land</b>	0.55 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in a rural yet not isolated setting, between Nérac and Moncrabeau, this elegant stone residence has been fully renovated with care and high-quality materials. It enjoys a superb garden of 5,500 m<sup>2</sup> offering breathtaking views of the surrounding countryside.

With a total area of 341 m<sup>2</sup>, the house comprises a through entrance, a living room with fireplace, a modern kitchen open to the terrace, a shower room, and a pantry on the ground floor. Upstairs, you will find 4

bedrooms, a bathroom, as well as an area consisting of two rooms of 54 m<sup>2</sup> and 31 m<sup>2</sup> with a shower room, which can be arranged independently or as additional extensions of the house.

An attached outbuilding of 104 m<sup>2</sup> houses the Okofen pellet boiler, ensuring optimal thermal comfort.

Please do not hesitate to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2780.00 and 3810.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€660,000

Key Information

Internal Area:	341 sqm
Land Area:	0.55 ha

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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**C. BAUER – Sunday Times**

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