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## Magnificent property composed of 3 houses set in 5 hectares of wooded...

Nérac , Lot-et-Garonne , Nouvelle Aquitaine



# €699,000

inc. of agency fees

8 Beds    6 Baths    592 sqm    5 ha

This magnificent property is situated at just 10 minutes from the vibrant market town of Nérac. It comprises 3...

### At a Glance

**Reference** MFH-BG33279

**Bed** 8

**Land** 5 ha

**Near to** Nérac

**Bath** 6

**Pool** No

**Price** €699,000

**Hab.Space** 592 sqm

**Land Tax** N/A

### Property Description

This magnificent property is situated at just 10 minutes from the vibrant market town of Nérac. It comprises 3 houses of 330 m<sup>2</sup>, 155 m<sup>2</sup> and 85 m<sup>2</sup>, a swimming pool, 2 large barns and 5 hectares, part of which is wooded. If you're looking for a beautiful location, where only the sound of singing birds will wake in the morning, this property is for you

The electric gates open onto a large parking area and a carport with room for cars and a workshop. From here, one has access to the various houses, each with its own private terrace. Walking around the land, one discovers the first outbuilding with the pellet-fired boiler and a fully equipped workshop. A little further on, a Far West-style barn houses an archery range, with a bar and dry toilets, which gives free rein to all your projects. A vegetable garden with a greenhouse and an orchard will supply you with fresh fruits and vegetables. There are various walking paths leading through the woods, which are great for exercising and admiring the beautiful grounds. On the land there are two horse stables and a tack room which are equipped with water and electricity. The 5 hectares of land are fully fenced.

Regarding the 3 houses, the spacious and beautiful main house dates back to the '70s and has been renovated and improved over the years. It comprises an entrance hall with a wood-burning stove, a 100 m<sup>2</sup> patio, which is a former enclosed and secluded terrace with its jacuzzi, a wood-burning stove, a barbecue and an excellent pizza oven. A 60 m<sup>2</sup> living room with an insert fireplace, a fully-equipped kitchen, 3 bedrooms, 2 shower rooms, a study and, upstairs, a 4th bedroom with en suite shower room and sauna. The house is heated by wood-burning stoves, as the wood is cut on site, and by pellet-fired central heating. It has two large terraces, one of which has a swimming pool.

The guest house, also heated by the pellet boiler, comprises a large living room, kitchen, 3 bedrooms, 2 bathrooms and a mezzanine games room. The last, smaller house is heated by its own wood-burning stove. It comprises a living room, a fitted kitchen and a bedroom with its own shower room.

The property is perfect for a tourist project, a large family or a purchase between friends. The property can be adapted to create additional living space, or to accommodate a business.

Don't hesitate to ask for more information about this magnificent property, we'll be delighted to tell you all about it

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3692.00 and 4994.00 €. 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:	Countryside house
Bedrooms:	8
Bathrooms	6
Price	€699,000

### Key Information

Internal Area:	592 sqm
Land Area:	5 ha

### Location: Nouvelle Aquitaine



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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 cooling 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.

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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**



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