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Stunning Single-Story Villa in Moncrabeau

Moncrabeau , Lot-et-Garonne , Nouvelle Aquitaine



€245,000

inc. of agency fees

4 Beds 2 Baths 130 sqm 0.1 ha

Situated in Moncrabeau, this superb 130 m² villa offers an ideal living environment. The village provides essential...

At a Glance

Reference MFH-BG32666

Near to Moncrabeau

Price €245,000

Bed 4

Bath 2

Hab.Space 130 sqm

Land 0.1 ha

Pool No

Land Tax N/A

Property Description

Situated in Moncrabeau, this superb 130 m² villa offers an ideal living environment. The village provides essential amenities, including a school, swimming pool, bakery, grocery store, and restaurant.

Located just 10 minutes from Condom and Nérac, the property sits in a peaceful and pleasant residential area. Nestled at the end of a cul-de-sac, it is surrounded by a beautiful garden of over 1,000 m², offering both privacy and tranquility.

The villa, entirely on one level and freshly repainted, opens onto an entrance hall with built-in closets, leading to a spacious, bright, and airy living area. This open space includes an open kitchen, a dining area, and a living room, all with direct access to the covered terrace with a built-in barbecue. A hallway leads to the master bedroom, which features its own shower room with a toilet and large built-in closets. Two additional bedrooms, each with integrated wardrobes, and a smaller bedroom or office, also with a closet, complete the sleeping area. A family shower room, a separate toilet, and a storage room further enhance the layout.

The fully fenced garden boasts some fruit and ornamental trees, while two terraces—one facing south and the other north—allow you to enjoy sunny days to the fullest.

A garage with a laundry area, along with a parking space in front of the entrance, provides convenient parking options.

This property offers all modern comforts, including double glazing, an energy-efficient heat pump system and mains drainage.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€245,000

Key Information

Year Built:	2009
Internal Area:	130 sqm
Land Area:	0.1 ha

Location: Nouvelle Aquitaine



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