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## House for sale near Saint-Barthelemy-D-Agenais in Lot-et-Garonne

Saint-Barthelemy-D-Agenais , Lot-et-Garonne , Nouvelle Aquitaine



# €212,930

inc. of agency fees

6 Beds 1 Baths 315.27 sqm 0.12 ha

Rare opportunity to acquire this set of buildings in the heart of a village with restaurants and shops, just 15 minutes from Marmande...

### At a Glance

<b>Reference</b>	MFH-AES9567-EY	<b>Near to</b>	Saint-Barthelemy-D-Agenais	<b>Price</b>	€212,930
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	315.27 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Rare opportunity to acquire this set of buildings in the heart of a village with restaurants and shops, just 15 minutes from Marmande (hospitals, train station, all shops etc.). Requiring some renovation, the character and charm of this property offers the possibility of obtaining a large dwelling house comprising on the ground floor, a kitchen, two living rooms, two dining rooms, a bedroom, a laundry room with shower, and WC. Upstairs, five other bedrooms, a library and a bathroom with WC. Adjoining outbuildings in the form of a cellar, stable, barn and garage makes it possible to complete the surface with potential for storage and a workshop, as well as the possibility of conversion into additional accommodation. The perfectly enclosed garden opening onto two quiet streets, nestles in the center of this exceptional property

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€212,930

## Key Information

Internal Area:	315.27 sqm
Land Area:	0.12 ha
Property Features:	
•	Garages: 1

## Location: Nouvelle Aquitaine



## Gallery





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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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