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## Countryside house for sale near Monflanquin in Lot-et-Garonne

**Monflanquin** , **Lot-et-Garonne** , **Nouvelle Aquitaine**



# €199,990

**inc. of agency fees**

**3 Beds   1 Baths   120 sqm   3.31 ha**

On the outskirts of a hamlet and 5mns drive from a village with all services, this stone property is composed of a 120m2 house in...

### At a Glance

**Reference** MFH-AES11658-VI

**Near to** Monflanquin

**Price** €199,990

**Bed** 3

**Bath** 1

**Hab.Space** 120 sqm

**Land** 3.31 ha

**Pool** No

**Land Tax** N/A

### Property Description

On the outskirts of a hamlet and 5mins drive from a village with all services, this stone property is composed of a 120m<sup>2</sup> house in good condition that offers a spacious living-room / dining-room / Kitchen and 3 bedrooms, adjoining outbuildings including a 150m<sup>2</sup> barn, a garage, a workshop, storage rooms etc. On approximately 3 hectares of land comprising 200 truffle oak trees, a small parcel of wood, a lake and 2 wells. Peaceful, rural and yet not isolated. A must see !

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€199,990

## Key Information

Internal Area:	120 sqm
Land Area:	3.31 ha
Floor:	1

Property Features:

- Garages: 1

## Location: Nouvelle Aquitaine



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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