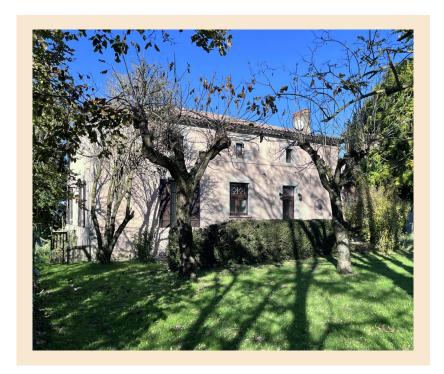
Click to view MFH-AES10460-EY

# House for sale near Puysserampion in Lot-et-Garonne

Puysserampion, Lot-et-Garonne, Nouvelle Aquitaine



€360,000

inc. of agency fees

4 Beds 2 Baths 290 sqm 0.85 ha

Well renovated Old farmhouse in a calm location, 5 minutes to all commerce with lovely views. Consists of on the ground floor, 2 salons,...

#### At a Glance

 Reference
 MFH-AES10460-EY
 Near to
 Puysserampion
 Price
 €360,000

 Bed
 4
 Bath
 2
 Hab.Space
 290 sqm

 Land
 0.85 ha
 Pool
 No
 Land Tax
 N/A

**Property Description** 

Well renovated Old farmhouse in a calm location, 5 minutes to all commerce with lovely views. Consists of on the ground floor, 2 salons, (1 could be a bedroom on the ground floor) shower room with wc, dining room, kitchen, and laundry with direct access to the barn. On the 1st floor there are 4 large bedrooms (one with private bathroom) and a family bathroom. The property is very spacious and light. Benefits from Oil central heating, open fire and a wood burner. is double glazed throughout. There is also a large barn of 150 m2 and a cave. All on about a hectare of garden with an above ground pool with surrounding decking

**Summary** 

Property type: House

Bedrooms: 4

Bathrooms 2

Price €360,000

**Key Information** 

Internal Area: 290 sqm

Land Area: 0.85 ha

Property Features:

Central Heating

**Location: Nouvelle Aquitaine** 



# Gallery









































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

#### Contact us on:

 $0845\ 123\ 5885$  (UK only local rate ) / +44 (0) 113 216 4066, or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

### **Testimonials**

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved