

[Click to view MFH-AES11009-VI](#)

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

Lougratte , Lot-et-Garonne , Nouvelle Aquitaine



**€291,500**

inc. of agency fees

3 Beds      174 sqm      1.29 ha

Former 175m2 farmhouse, now made up two kitchens, one fully equipped and open onto a bright living room as well as three bedrooms,...

### At a Glance

**Reference** MFH-AES11009-VI

**Near to** Lougratte

**Price** €291,500

**Bed** 3

**Pool** No

**Hab.Space** 174 sqm

**Land** 1.29 ha

**Land Tax** N/A

### Property Description

Former 175m<sup>2</sup> farmhouse, now made up two kitchens, one fully equipped and open onto a bright living room as well as three bedrooms, office, veranda, a bathroom and a shower room. Heating : wood burner and air conditioning, septic tank and recent roof on the house and barn. Large property on over a hectare of land, a 325 m<sup>2</sup> magnificent stone barn and a huge tobacco barn. Quiet and peaceful environment close to the villages of Castillonnes (10km) and less than 8km from Cancon and its amenities (restaurants, grocery store, pharmacy, etc.) Comfortable house which has many possibilities (large family, gite, guest house, professional activity etc.) A must see!

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€291,500

### Key Information

Internal Area:	174 sqm
Land Area:	1.29 ha

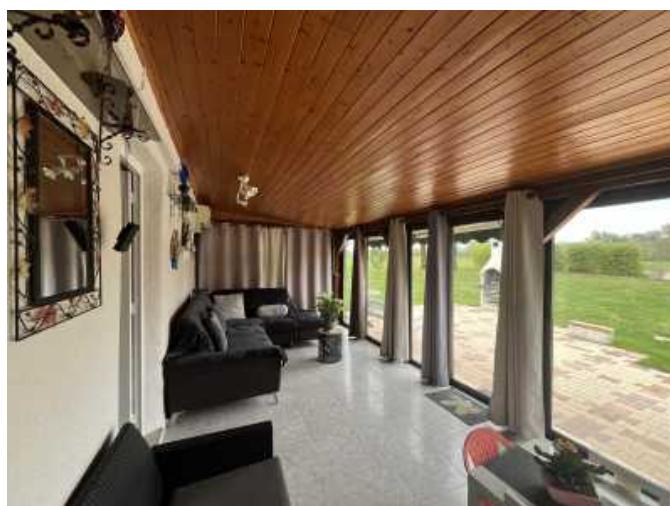
Property Features:

- Air Conditioning

### Location: Nouvelle Aquitaine



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post YORKSHIRE POST FRENCH PROPERTY NEWS

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 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.

## 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