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

Castillonnes , Lot-et-Garonne , Nouvelle Aquitaine



# €246,100

inc. of agency fees

4 Beds 2 Baths 127.57 sqm 0.18 ha

Beautiful spacious and light contemporary house offering fully equipped kitchen / living-room , utility-room, bathroom, toilet, 4...

### At a Glance

**Reference** MFH-AES11359-VI

**Near to** Castillonnes

**Price** €246,100

**Bed** 4

**Bath** 2

**Hab.Space** 127.57 sqm

**Land** 0.18 ha

**Pool** No

**Land Tax** N/A

### Property Description

Beautiful spacious and light contemporary house offering fully equipped kitchen / living-room , utility-room, bathroom, toilet, 4 bedrooms including one with ensuite on a bit less than half an acre of land. Very comfortable bungalow with electric radiators and pellet burner + fiber optic. Very private garden walking distance to the little village with a restaurant, only 6kms from Castillonnes, bastide town with all services, and 24mns drive from Bergerac airport.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€246,100

## Key Information

Internal Area:	127.57 sqm
Land Area:	0.18 ha
Property Features:	<ul style="list-style-type: none"><li>• Ensuite</li></ul>

## Location: Nouvelle Aquitaine



## Gallery







As Featured in

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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.

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To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

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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.

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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**



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