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

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



# €246,100

**inc. of agency fees**

**5 Beds   3 Baths   322 sqm   0.07 ha**

Come and discover this charming, atypical 11th century residence of 322m2 with enclosed garden, close to local shops and amenities....

### At a Glance

**Reference** MFH-AES11300-MO

**Near to** Fumel

**Price** €246,100

**Bed** 5

**Bath** 3

**Hab.Space** 322 sqm

**Land** 0.07 ha

**Pool** No

**Land Tax** N/A

### Property Description

Come and discover this charming, atypical 11th century residence of 322m<sup>2</sup> with enclosed garden, close to local shops and amenities. The property comprises a dining room with wood-burning stove, a fitted kitchen with wood-burning cooker, a lounge, a study, a library, a master suite with independent access, two shower rooms with WC, a games room and three bedrooms, all spread over different levels. A courtyard to the front and rear of the house and the terraced garden allow you to enjoy the outdoors at every level! We look forward to seeing you soon!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€246,100

Key Information

Internal Area:	322 sqm
Land Area:	0.07 ha
Floor:	4

Property Features:

- Terrace

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.

## Contact us on:

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or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

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)**.

## 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**



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