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

Castillonnes , Lot-et-Garonne , Nouvelle Aquitaine



**€151,200**

inc. of agency fees

4 Beds 1 Baths 162 sqm 0.02 ha

in the Bastide town of Castillonnes with it's weekly market a spacious 162m2 town house consisting of a livingroom with fully equiped...

### At a Glance

Reference	MFH-AES11324-VI	Near to	Castillonnes	Price	€151,200
Bed	4	Bath	1	Hab.Space	162 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

### Property Description

in the Bastide town of Castillonnes with it's weekly market a spacious 162m2 town house consisting of a livingroom with fully equiped open kitchen 4 bedrooms, an office, bathroom (bath and shower) and separate toilet. Very comfortable home with a garden, a covered terrace, a cellar, double glazing, mains drainage and heat pump heating. it would be possible to convert the attic into an additional bedroom with a bathroom. This property also offers you the possibility of making a commercial investment with the groundfloor "shop". Walking distance to all amenities (shops, schools, cafe restaurant, cinema, etc.). A must see !

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€151,200

Key Information

Internal Area:	162 sqm
Land Area:	0.02 ha
Floor:	2

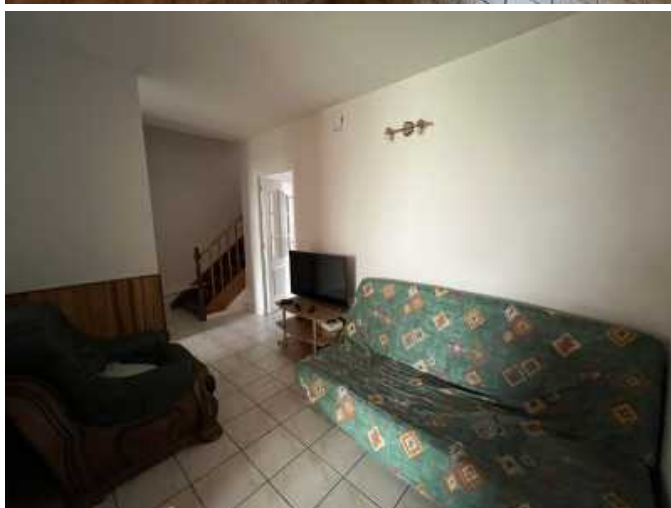
Property Features:

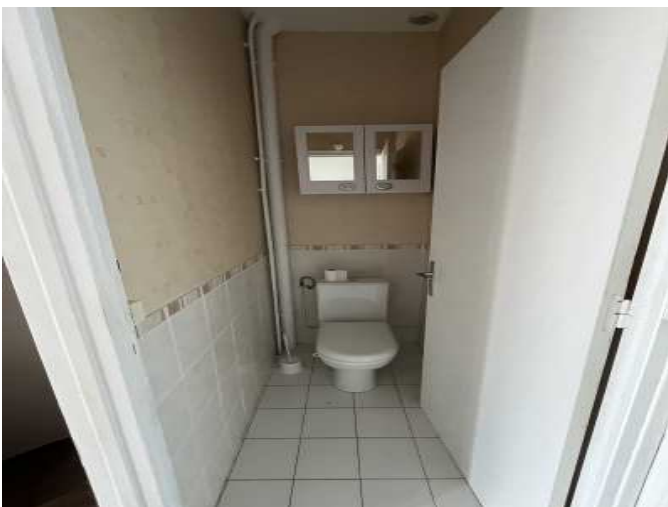
- Double Glazing

Location: Nouvelle Aquitaine



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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:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

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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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