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

Villereal , Lot-et-Garonne , Nouvelle Aquitaine



**€445,200**

inc. of agency fees

4 Beds    1 Baths    180 sqm    4 ha

Discover this superb country property just a few minutes from Villereal in a peaceful setting, comprising a manor house with approx....

### At a Glance

**Reference** MFH-AES11487-MO

**Near to** Villereal

**Price** €445,200

**Bed** 4

**Bath** 1

**Hab.Space** 180 sqm

**Land** 4 ha

**Pool** No

**Land Tax** N/A

### Property Description

Discover this superb country property just a few minutes from Villereal in a peaceful setting, comprising a manor house with approx. 180m<sup>2</sup> of living space, with a fitted kitchen and utility room on the ground floor, a lounge/dining room, a bathroom, four bedrooms, two separate WCs, storage space and access to the attic (190m<sup>2</sup> suitable for conversion). A 95m<sup>2</sup> cellar is currently used for storage and laundry. The parklands of more than 4ha are flat and planted with trees, and include several independent buildings, including a dovecote, a stone house (in need of renovation), a tobacco drying shed, a garage, a shed, a storeroom and a brick building. Contact us as soon as possible to visit!

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€445,200

## Key Information

Internal Area: 180 sqm

Land Area: 4 ha

Property Features:

- Fitted Kitchen

## Location: Nouvelle Aquitaine



## Gallery











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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,

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.

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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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