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## Countryside house for sale near Villeneuve Sur Lot in Lot-et-Garonne

Villeneuve Sur Lot , Lot-et-Garonne , Nouvelle Aquitaine



**€549,000**

inc. of agency fees

3 Beds   3 Baths   349 sqm   1.47 ha

Come and visit our Eleonor agency to discover this superb property comprising a main house and two gites with swimming pool, situated...

### At a Glance

<b>Reference</b>	MFH-AES11512-MO	<b>Near to</b>	Villeneuve Sur Lot	<b>Price</b>	€549,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	349 sqm
<b>Land</b>	1.47 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Come and visit our Eleonor agency to discover this superb property comprising a main house and two gites with swimming pool, situated in a peaceful setting close to all amenities. The main house comprises a spacious living room with open-plan kitchen opening onto the lounge and dining room, a mezzanine, two bedrooms with en suite shower rooms and a separate toilet. The first gite is attached to the house and comprises a living room, a bedroom and a shower room with separate WC. The second gite comprises a living room, kitchen, bedroom and shower room with WC. The property also features several terraces, a swimming pool with summer kitchen, a double garage and a woodland play area. Photovoltaic panels complete this property, which sits in 14,735 m<sup>2</sup> of wooded grounds. Don't delay, come and discover this property that's just waiting for you and your magnificent projects.

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€549,000

## Key Information

Internal Area: 349 sqm

Land Area: 1.47 ha

Property Features:

- Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery







As Featured in



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](mailto:bonjour@my-french-house.com).

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## 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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