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House for sale near Montignac De Lauzun in Lot-et-Garonne

Montignac De Lauzun , Lot-et-Garonne , Nouvelle Aquitaine



€198,000

inc. of agency fees

3 Beds 114.96 sqm 0.62 ha

We are proud to present this magnificent chalet in the heart of the forest between Cancon and Marmande. On the first floor, this chalet...

At a Glance

Reference MFH-AES11549-MO

Bed 3

Land 0.62 ha

Near to Montignac De Lauzun

Pool No

Price €198,000

Hab.Space 114.96 sqm

Land Tax N/A

Property Description

We are proud to present this magnificent chalet in the heart of the forest between Cancon and Marmande. On the first floor, this chalet comprises an entrance hall leading to a kitchen, a spacious living room with fireplace and multiple accesses to a magnificent balcony surrounded by trees. There is also a bedroom and a shower room with separate WC. On the second floor, there are two large bedrooms (17 m² and 13 m²), each with a balcony, a dressing room, a room with a water point (which could be converted into an additional shower room) and a separate toilet. Finally, on the ground floor, there is a large garage with a storeroom, a boiler room and a shower room with toilet. Don't wait any longer, this little corner of paradise is made for you.

Summary

Property type: House
Bedrooms: 3
Price €198,000

Key Information

Internal Area: 114.96 sqm
Land Area: 0.62 ha
Property Features:

- Balcony

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.

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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.

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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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