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

Montayral , Lot-et-Garonne , Nouvelle Aquitaine



**€299,500**

inc. of agency fees

8 Beds 1 Baths 303.46 sqm 0.94 ha

Come and visit your Eleonor agency to discover this delightful house with swimming pool and flat, located in a peaceful, overlooked...

### At a Glance

Reference MFH-AES11625-MO

Near to Montayral

Price €299,500

Bed 8

Bath 1

Hab.Space 303.46 sqm

Land 0.94 ha

Pool No

Land Tax N/A

### Property Description

Come and visit your Eleonor agency to discover this delightful house with swimming pool and flat, located in a peaceful, unoverlooked area. On the ground floor, the flat comprises a spacious living room with kitchen, two bedrooms, a shower room with toilet and a storeroom. The first floor comprises a vast living/dining room with a magnificent fireplace, a kitchen with access to the storeroom, two large bedrooms, one with fitted wardrobes, a study and a full bathroom (shower and bath) with separate WC. The attic is fully converted and includes a living area and four large bedrooms (reversible air conditioning in each room). The property also features a garage, terrace, balcony, 10x5m heated chlorine pool and carport, all set in 9411 m<sup>2</sup> of enclosed grounds. Benefits: recent heat pump, new reversible x6 air conditioning, fireplace, PVC double glazing (single glazing for the flat), septic tank.

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	1
Price	€299,500

## Key Information

Internal Area:	303.46 sqm
Land Area:	0.94 ha
Property Features:	
•	Swimming Pool

## 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:

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

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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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