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## House for sale near Villeneuve Sur Lot in Lot-et-Garonne

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



# €160,500

inc. of agency fees

3 Beds 1 Baths 150.78 sqm 0.16 ha

Come and visit your Eleonor agency to discover this charming house, featuring terracotta floor tiles and exposed beams, set in 1577...

### At a Glance

Reference	MFH-AES11699-MO	Near to	Villeneuve Sur Lot	Price	€160,500
Bed	3	Bath	1	Hab.Space	150.78 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

### Property Description

Come and visit your Eleonor agency to discover this charming house, featuring terracotta floor tiles and exposed beams, set in 1577 m<sup>2</sup> of land. On the ground floor, you will find an entrance hall leading to a pleasant living area comprising a lounge and kitchen, as well as a sleeping area with three large bedrooms, a shower room with toilet and a utility room. Upstairs, a vast 43 m<sup>2</sup> mezzanine can be converted as required into a study, dressing room, games room or additional bedroom. This property also features a lovely terrace, a garage, a cellar and a storeroom. Plus: wood-burning stove, oil-fired heating, well, individual drainage and PVC double-glazed joinery.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€160,500

### Key Information

Internal Area:	150.78 sqm
Land Area:	0.16 ha
Property Features:	<ul style="list-style-type: none"><li>• Terrace</li></ul>

### Location: Nouvelle Aquitaine





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**S. and L. BROWN**



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