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## House for sale near Penne-d'Agenais in Lot-et-Garonne

**Penne-d'Agenais , Lot-et-Garonne , Nouvelle Aquitaine**



# €1,393,600

inc. of agency fees

8 Beds   4 Baths   650 sqm   0.49 ha

An Historic building and restaurant totaling 800m2. Come and discover this magnificent stone property consisting of a superb family...

### At a Glance

<b>Reference</b>	MFH-AES11757-VI	<b>Near to</b>	Penne-d'Agenais	<b>Price</b>	€1,393,600
<b>Bed</b>	8	<b>Bath</b>	4	<b>Hab.Space</b>	650 sqm
<b>Land</b>	0.49 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An Historic building and restaurant totaling 800m<sup>2</sup>. Come and discover this magnificent stone property consisting of a superb family home, a renowned and fully equipped restaurant, and several apartments on an exceptional site in one of the "Plus Beaux Villages de France" in the heart of the Lot Valley, with breathtaking views of the surrounding countryside. This property offers:- A comfortable main, 4-bedroom residence, renovated with taste and quality, measuring 250m<sup>2</sup>. With double glazing and gas central heating (DPE: C).- 3 apartments: a 100m<sup>2</sup> 2-bedroom, a 25.3m<sup>2</sup> 1-bedroom and a 86.5m<sup>2</sup> 2-bedroom.- A renowned 185m<sup>2</sup> restaurant, fully equipped and generating excellent revenue. Reversible air conditioning.- 3 dedicated parking spaces (private, clientel, studios + deliveries) The property also features garages, a pigeonnier to renovate, a panoramic terrace, a private garden with a bar, and the cherry on top: a magnificent central patio with fountain. Of course, the property can be adapted to suit your tastes and projects: guest rooms, seasonal or year-round rentals, a large family home, etc. Further information upon request. A rare and exceptional property.

Summary

Property type:	House
Bedrooms:	8
Bathrooms	4
Price	€1,393,600

Key Information

Internal Area:	650 sqm
Land Area:	0.49 ha
Floor:	2

Property Features:

- Gas Central Heating

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).

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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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