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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

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

Property Description

An Historic building and restaurant totaling 800m². 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 250m². With double glazing and gas central heating (DPE: C).- 3 apartments: a 100m² 2-bedroom, a 25.3m² 1-bedroom and a 86.5m² 2-bedroom.- A renowned 185m² 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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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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