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

Soumensac , Lot-et-Garonne , Nouvelle Aquitaine



€225,000

inc. of agency fees

3 Beds 1 Baths 145.12 sqm 0.11 ha

EXCLUSIVE WITH ! A pretty stone house with country views. Currently with 2 first floor bedrooms and a large 40m2 Mezzanine which could...

### At a Glance

Reference	MFH-AES11734-EY	Near to	Soumensac	Price	€225,000
Bed	3	Bath	1	Hab.Space	145.12 sqm
Land	0.11 ha	Pool	No	Land Tax	N/A

### Property Description

EXCLUSiVE WiTH ! A pretty stone house with country views. Currently with 2 first floor bedrooms and a large 40m<sup>2</sup> Mezzanine which could easily be divided to create additional bedrooms if required. Both bedrooms have direct access onto a balcony with panoramic country views across surrounding farmland. On the ground floor is a spacious open plan living/dining room with a feature stone fireplace, kitchen, bathroom & WC. Outside is an outbuilding with a shower room and workshop. Attached open garage. Habitable area: 145m<sup>2</sup>. Terrain: 1125m<sup>2</sup>.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€225,000

Key Information

Internal Area:	145.12 sqm
Land Area:	0.11 ha
Floor:	2

Property Features:

- Balcony

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).

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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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