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Superb Renovated Bourgeois Property with Garden and Pool

Nérac , Lot-et-Garonne , Nouvelle Aquitaine



€681,000

inc. of agency fees

4 Beds 5 Baths 267 sqm 0.25 ha

Ideally located close to the center of Nérac, with its shops, schools, medical facilities, restaurants, and all...

At a Glance

Reference MFH-BG32671

Near to Nérac

Price €681,000

Bed 4

Bath 5

Hab.Space 267 sqm

Land 0.25 ha

Pool No

Land Tax N/A

Property Description

Ideally located close to the center of Nérac, with its shops, schools, medical facilities, restaurants, and all town amenities, this magnificent 267 m² property has been fully renovated this year.

It features a beautiful, landscaped garden of 2,500 m² adorned with magnificent trees and a stylish pool, designed like a traditional basin to perfectly match the character of the property. The pool is heated by a heat pump.

The entrance leads to a pleasant living room with a fireplace and a lovely dining room, which also has its own fireplace. The dining room opens onto a fully equipped and fitted kitchen that leads directly to a spacious, covered terrace of 60 m²—perfect for outdoor living.

Also on the ground floor, there is a functional utility room, a bathroom, and a separate toilet.

On the first floor, to one side of the bright landing, you'll find a master suite with a full bathroom (including a bathtub, shower, toilet, and sink) and a dressing room. On the other side of the landing, there's a bedroom with its own private shower room.

The second floor offers two additional bedrooms, each with its own en-suite shower room, bringing the total to 4 bedrooms and 5 bathrooms.

Attached to the property is a 48 m² outbuilding that could be used to extend the living space, create an independent apartment, a professional office, or simply for storage. This outbuilding opens onto the garden on one side and an old 38 m² stable on the other. An independent garage completes the property.

The property benefits from a complete renovation, including electricity, plumbing, windows and doors, insulation, kitchen, bathrooms, façades, heating via heat pump, mains drainage, a new gate, and the installation of solar panels—all completed between 2024 and 2025. A

property that should not to be missed

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2310.00 and 3190.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	5
Price	€681,000

Key Information

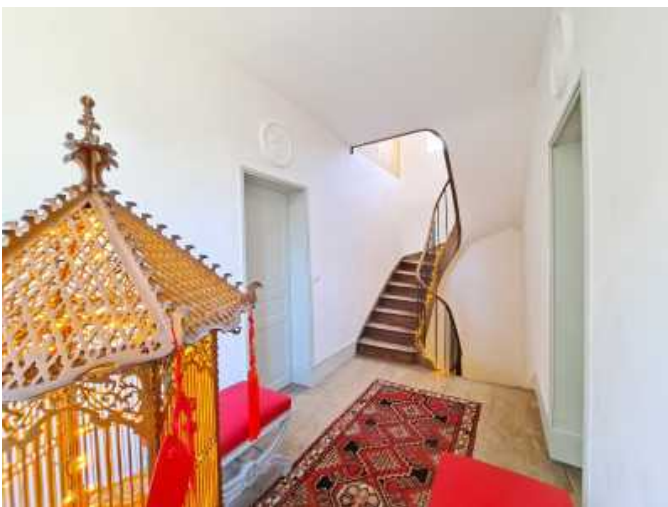
Internal Area:	267 sqm
Land Area:	0.25 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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