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## Countryside house for sale near Montignac De Lauzun in Lot-et-Garonne

Montignac De Lauzun , Lot-et-Garonne , Nouvelle Aquitaine



**€445,000**

inc. of agency fees

6 Beds   3 Baths   246 sqm   1.6 ha

This pretty detached farmhouse is offered for sale in excellent decorative order with the added benefit of having had a new roof in...

### At a Glance

**Reference** MFH-AES10736-EY

**Bed** 6

**Land** 1.6 ha

**Near to** Montignac De  
Lauzun

**Bath** 3

**Pool** No

**Price** €445,000

**Hab.Space** 246 sqm

**Land Tax** N/A

### Property Description

This pretty detached farmhouse is offered for sale in excellent decorative order with the added benefit of having had a new roof in 2022 and sympathetically installed double glazing in 2021. Located in a delightful setting surrounded by trees and countryside yet only 15 minutes to a market town and 30 KM from Bergerac airport. The property offers spacious and flexible accommodation providing facilities for several guests and would be suitable to use as two separate properties if required. The swimming pool and garden enjoy a secluded aspect with a south/west aspect.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€445,000

## Key Information

Internal Area:	246 sqm
Land Area:	1.6 ha
Floor:	2

Property Features:

- Swimming Pool

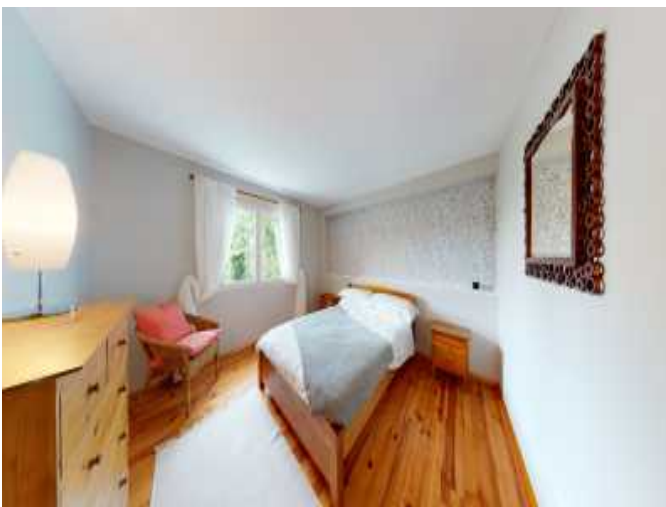
## Location: Nouvelle Aquitaine



## Gallery









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**S. and L. BROWN**



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