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

Montayral , Lot-et-Garonne , Nouvelle Aquitaine



**€270,800**

inc. of agency fees

4 Beds   3 Baths   165 sqm   0.35 ha

MONTAYRAL AREA: in a quiet location, close to the town's shops and amenities, this 165m<sup>2</sup> house offers a ground floor comprising a...

### At a Glance

**Reference** MFH-AES11823-MO

**Near to** Montayral

**Price** €270,800

**Bed** 4

**Bath** 3

**Hab.Space** 165 sqm

**Land** 0.35 ha

**Pool** No

**Land Tax** N/A

### Property Description

MONTAYRAL AREA: in a quiet location, close to the town's shops and amenities, this 165m<sup>2</sup> house offers a ground floor comprising a lounge/dining room with wood burner, a fitted kitchen with adjoining pantry/laundry room, three bedrooms, a bathroom and a toilet. Upstairs, a large room currently used as a spare bedroom could be a future office or sports room, a bedroom and an attic. Accessible from both inside and outside the house, the basement comprises a double garage, several storage areas and a water supply point. The garden is enclosed and planted with trees and flowers. So don't wait any longer, contact us to visit this house ready to welcome a new family!

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€270,800

### Key Information

Internal Area:	165 sqm
Land Area:	0.35 ha
Property Features:	
•	Fitted Kitchen

### Location: Nouvelle Aquitaine



## Gallery













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## Contact us on:

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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.

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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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