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## House for sale near Allemans Du Dropt in Lot-et-Garonne

Allemans Du Dropt , Lot-et-Garonne , Nouvelle Aquitaine



**€226,840**

inc. of agency fees

3 Beds 1 Baths 122.47 sqm 0.22 ha

Unexpectedly back on the market - act fast! This attractive house is situated in a lovely spot. it's just a short stroll to everything...

### At a Glance

**Reference** MFH-AES11838-EY

**Bed** 3

**Land** 0.22 ha

**Near to** Allemans Du Dropt

**Bath** 1

**Pool** No

**Price** €226,840

**Hab.Space** 122.47 sqm

**Land Tax** N/A

### Property Description

Unexpectedly back on the market - act fast! This attractive house is situated in a lovely spot. it's just a short stroll to everything the popular and lively village of Allemans-du-Dropt has to offer (including live music and other events, restaurants, pharmacy, boulangerie, grocery etc), yet it also brings all of the benefits that come with a quiet life in the countryside. The property has three bedrooms - one with an en-suite bathroom, another with a shower-room just across the hall and the third with an en-suite WC. The kitchen is a good size and leads onto the sunny veranda, as does the spacious through lounge/diner. There's a large garage under the house, along with several other rooms which could easily be developed to create additional living accommodation for guests or family. Outside, in the established, wrap around garden with fruit trees and 2 wells, there's also a collection of useful buildings which, with permission, could also offer development potential. Built in the 1970s, this house does require some modernisation, but with its location and overall layout, it would be well worth the effort and investment. A must see!

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€226,840

Key Information

Internal Area:	122.47 sqm
Land Area:	0.22 ha
Floor:	3

Property Features:

- En-Suite Bathroom

Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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