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

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



**€369,250**

inc. of agency fees

4 Beds   1 Baths   130 sqm   0.22 ha

This immaculate, south-facing 4 bedroomed bungalow is situated within an easy stroll of Allemans-du-Dropt, a charming and lively village...

### At a Glance

**Reference** MFH-AES11846-EY

**Bed** 4

**Land** 0.22 ha

**Near to** Allemans Du Dropt

**Bath** 1

**Pool** No

**Price** €369,250

**Hab.Space** 130 sqm

**Land Tax** N/A

### Property Description

This immaculate, south-facing 4 bedroomed bungalow is situated within an easy stroll of Allemans-du-Dropt, a charming and lively village where residents enjoy the benefit of local shops, associations, fetes and seasonal events as well as close proximity to the cultural and historical attractions found in the Lot-et-Garonne and Dordogne regions. The moment you step inside, you'll notice the high standard of the property. It is equipped with reverse air conditioning and VMC ('hidden' in the attic so there are no unsightly units), smoke alarm, CCTV & security lights, quality double glazing, insulation, heated saltwater pool with new pool equipment, wood store, well water with garden taps for the landscaped garden, terraces to front and rear, potager and fruit trees. Our owners have improved the property inside and out so there are no major works to do - simply move in and enjoy your new dream home. All of the furniture, tools, equipment - even the car! - is available to buy under separate negotiation, too. A definite must see!

Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 4            |
| Bathrooms      | 1            |
| Price          | €369,250     |

Key Information

|                    |  |
|--------------------|--|
| Internal Area:     | 130 sqm  |
| Land Area:         | 0.22 ha  |
| Property Features: | <ul style="list-style-type: none"><li>• Double Glazing</li></ul> |

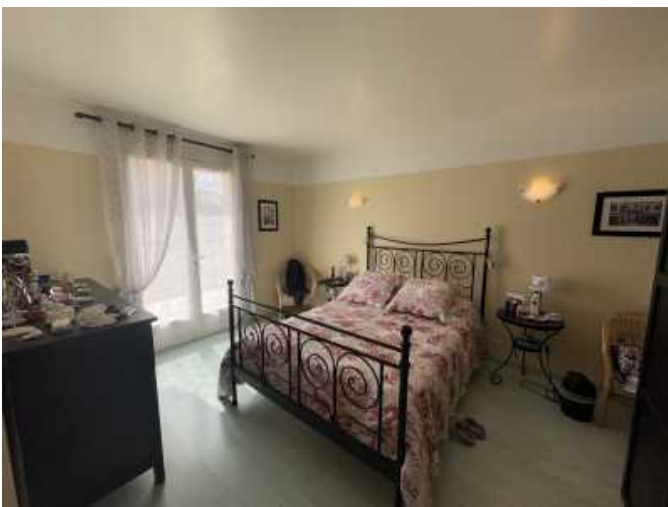
Location: Nouvelle Aquitaine



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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