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## Countryside house for sale near Villereal in Lot-et-Garonne

Villereal , Lot-et-Garonne , Nouvelle Aquitaine



**€699,000**

inc. of agency fees

8 Beds   5 Baths   388 sqm   4.01 ha

At the end of a path, in a peaceful and very private setting, magnificent 310m2 stone house consisting of a large living room, kitchen,...

### At a Glance

**Reference** MFH-AES11858-VI

**Near to** Villereal

**Price** €699,000

**Bed** 8

**Bath** 5

**Hab.Space** 388 sqm

**Land** 4.01 ha

**Pool** No

**Land Tax** N/A

### Property Description

At the end of a path, in a peaceful and very private setting, magnificent 310m<sup>2</sup> stone house consisting of a large living room, kitchen, pantry, 7 bedrooms, office, 3 shower rooms, 3 toilets; 78m<sup>2</sup> guest house with a large living room and 1 bedroom with shower room. Oil central heating. 2 septic tanks. 7 x 14m heated chlorine swimming pool, "pigeonnier", old barn all on 10 acres of land with a well. Modernizing work would be welcome but habitable as it is. Exclusively with !

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€699,000

Key Information

Internal Area:	388 sqm
Land Area:	4.01 ha
Floor:	1

Property Features:

- Swimming Pool

Location: Nouvelle Aquitaine



## Gallery















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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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**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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