

[Click to view MFH-BG32640](#)

Beautiful Village Maison de Maître

Mézin , Lot-et-Garonne , Nouvelle Aquitaine



€449,000

inc. of agency fees

4 Beds 2 Baths 285 sqm 0.05 ha

This beautiful Maison de Maître, once owned by a reputable poet, is located in a lively village with amenities....

At a Glance

Reference	MFH-BG32640	Near to	Mézin	Price	€449,000
Bed	4	Bath	2	Hab.Space	285 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

This beautiful Maison de Maître, once owned by a reputable poet, is located in a lively village with amenities. The property benefits from a private south facing courtyard with adjoining outbuilding of approximately 200 m² offering various conversion possibilities. Many original features have been retained during the renovation to include beautiful wooden and tiled flooring, original staircase, marble fireplaces, decorative chimney breasts and cornices. Its 285 sq. m. are composed of: on the ground floor, an elegant entrance hall with original floor tiles, a library, a sitting room, a dining room and an equipped kitchen, with

direct access to the courtyard, and back kitchen , a separate toilet. On the first floor; a spacious landing, 4 double bedrooms, two bathrooms and an office/5th bedroom. The attic of 135 sq.m could be converted into extra living space. Oil fired central heating. Outside, the courtyard is very pleasant all year round, nicely planted with trees and flowers, with its jacuzzi and limestone tiles.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3690.00 and 5030.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€449,000

Key Information

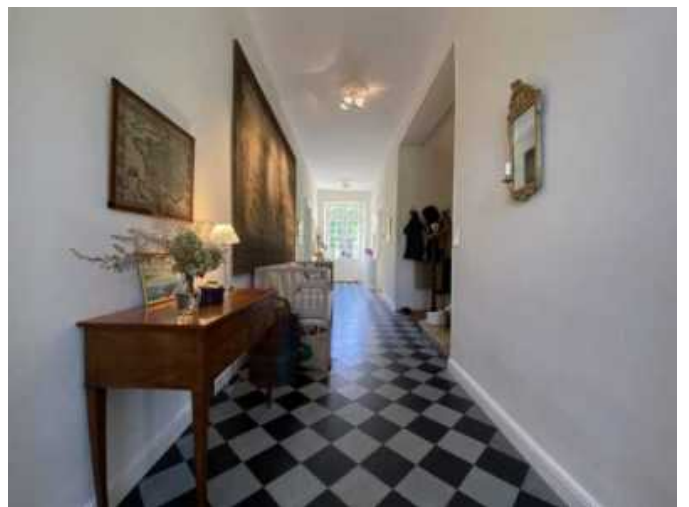
Year Built:	1850
Internal Area:	285 sqm
Land Area:	0.05 ha

Location: Nouvelle Aquitaine



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved