

[Click to view MFH-AES11131-BGC](#)

Countryside house for sale near Marmande in Lot-et-Garonne

Marmande , Lot-et-Garonne , Nouvelle Aquitaine



€424,000

inc. of agency fees

4 Beds 2 Baths 170 sqm 1.24 ha

Majestic stone built property dating back to 1860 offering approximately 170m² with four bedrooms. Situated on a hill surrounded by 2.5 acres of land, this house offers a large light filled living room...

At a Glance

Reference	MFH-AES11131-BGC	Near to	Marmande	Price	€424,000
Bed	4	Bath	2	Hab.Space	170 sqm
Land	1.24 ha	Pool	Yes	Land Tax	N/A

Property Description

Majestic stone built property dating back to 1860 offering approximately 170m² with four bedrooms. Situated on a hill surrounded by 2.5 acres of land, this house offers a large light filled living room with open fireplace, a kitchen and a billiards/musique room leading to a terrace. Two bedrooms on the ground floor and

two further bedrooms upstairs.

A 11m x 5m swimming pool with a stunning countryside view and complete privacy. A double carport and a water source on the land.

Situated just 8km from Marmande in a calm location.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€424,000

Key Information

Internal Area:	170 sqm
Land Area:	1.24 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

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