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

Duras , 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 170m<sup>2</sup> 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

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

### Property Description

Majestic stone built property dating back to 1860 offering approximately 170m<sup>2</sup> 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 16km from Duras and 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







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

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