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## House for sale near Saint-Jean-De-Duras in Lot-et-Garonne

Saint-Jean-De-Duras , Lot-et-Garonne , Nouvelle Aquitaine



# €256,800

inc. of agency fees

6 Beds 1 Baths 308.81 sqm 0.72 ha

Large family home with landscaped grounds and trees, just ten minutes from a town with all amenities and shops. The house comprises a living room, kitchen, dining room, conservatory, storeroom, study,...

### At a Glance

<b>Reference</b>	MFH-AES11214-Mi	<b>Near to</b>	Saint-Jean-De-Duras	<b>Price</b>	€256,800
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	308.81 sqm
<b>Land</b>	0.72 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Large family home with landscaped grounds and trees, just ten minutes from a town with all amenities and shops. The house comprises a living room, kitchen, dining room, conservatory, storeroom, study, orangery, utility room, shower room and bedroom on the ground floor, as well as five other bedrooms, two shower

rooms, a bathroom, a room on the first floor and an attic on the second floor.

Two garages and a garden shed complete this charming property full of character.

Translated with DeepL.com (free version)

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€256,800

## Key Information

Internal Area:	308.81 sqm
Land Area:	0.72 ha
Property Features:	
• Garages:	1

## 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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**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.

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