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## Beautiful Country Property with Pool and Superb Views

Nérac , Lot-et-Garonne , Nouvelle Aquitaine



# €519,900

inc. of agency fees

4 Beds   2 Baths   270 sqm   0.59 ha

This beautiful country property is located at only 7 km from Nérac and 20 km from Condom. It features a 6,000...

### At a Glance

<b>Reference</b>	MFH-BG33285	<b>Near to</b>	Nérac	<b>Price</b>	€519,900
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	270 sqm
<b>Land</b>	0.59 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This beautiful country property is located at only 7 km from Nérac and 20 km from Condom. It features a 6,000 m<sup>2</sup> garden with various types of trees and flowers, a swimming pool with a pool house and superb views of the countryside.

This home has a living surface of 270 m<sup>2</sup> and opens onto a large entrance hall with a dressing room, a double living room with a fireplace and exposed stone walls and a recently renovated kitchen. The spacious master suite with its adjoining bathroom, a guest bedroom with a shower room and the utility room are also situated on the ground floor. Upstairs, there are 2 spacious bedrooms on either side of a beautiful office/library and an easily convertible attic.

The property includes two garages of 51 m<sup>2</sup> and 68 m<sup>2</sup>, with an additional 155 m<sup>2</sup> above them for storage or conversion. There is ample potential for expansion, whether attached to the house or separate from it.

The charming pool area, enclosed by stone walls, features a heated pool (heat pump) and a pleasant pool house with a kitchen and barbecue, a shower room and storage space.

The lush garden is fully enclosed with two gates, and a rich orchard provides an abundance of various fruits.

The property is very well maintained, with double glazing, central heating with fuel, new insulation and a recently cleaned and refurbished roof.

Feel free to contact us for more information or for a viewing. We would be delighted to show you around.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3330.00 and 4570.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€519,900

## Key Information

Internal Area:	270 sqm
Land Area:	0.59 ha

## 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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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.

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