

[Click to view MFH-BG32666](#)

Stunning Single-Story Villa in Moncrabeau

Moncrabeau , Lot-et-Garonne , Nouvelle Aquitaine



€245,000

inc. of agency fees

4 Beds 2 Baths 130 sqm 0.1 ha

Situated in Moncrabeau, this superb 130 m² villa offers an ideal living environment. The village provides essential...

At a Glance

| | | | | | |
|------------------|-------------|----------------|------------|------------------|----------|
| Reference | MFH-BG32666 | Near to | Moncrabeau | Price | €245,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 130 sqm |
| Land | 0.1 ha | Pool | No | Land Tax | N/A |

Property Description

Situated in Moncrabeau, this superb 130 m² villa offers an ideal living environment. The village provides essential amenities, including a school, swimming pool, bakery, grocery store, and restaurant.

Located just 10 minutes from Condom and Nérac, the property sits in a peaceful and pleasant residential area. Nestled at the end of a cul-de-sac, it is surrounded by a beautiful garden of over 1,000 m², offering both privacy and tranquility.

The villa, entirely on one level and freshly repainted, opens onto an entrance hall with built-in closets, leading to a spacious, bright, and airy living area. This open space includes an open kitchen, a dining area, and a living room, all with direct access to the covered terrace with a built-in barbecue. A hallway leads to the master bedroom, which features its own shower room with a toilet and large built-in closets. Two additional bedrooms, each with integrated wardrobes, and a smaller bedroom or office, also with a closet, complete the sleeping area. A family shower room, a separate toilet, and a storage room further enhance the layout.

The fully fenced garden boasts some fruit and ornamental trees, while two terraces—one facing south and the other north—allow you to enjoy sunny days to the fullest.

A garage with a laundry area, along with a parking space in front of the entrance, provides convenient parking options.

This property offers all modern comforts, including double glazing, an energy-efficient heat pump system and mains drainage.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €245,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2009 |
| Internal Area: | 130 sqm |
| Land Area: | 0.1 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