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## House for sale near Saint-Sernin in Lot-et-Garonne

**Saint-Sernin** , **Lot-et-Garonne** , **Nouvelle Aquitaine**



**€252,000**

inc. of agency fees

**3 Beds    1 Baths    90 sqm    0.06 ha**

Whether you're looking for the perfect 'lock up and leave' holiday home, a separate gite or year-round property, this attractive,...

### At a Glance

<b>Reference</b>	MFH-AES10170-EY	<b>Near to</b>	Saint-Sernin	<b>Price</b>	€252,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	90 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Whether you're looking for the perfect 'lock up and leave' holiday home, a separate gite or year-round property, this attractive, light and airy house (thanks to its cathedral ceilings) offers a wonderful mix of character and modern comfort. Offering 3 bedrooms, a large living room and quality fitted kitchen overlooking the terrace, fully fenced and private garden and pool, as well as parking for at least 2 cars.

Situated in a quiet hamlet close to the popular historic town of Duras with its bars, restaurants and historic chateau and within easy driving distance of Eymet and Sainte Foy la Grande

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€252,000

Key Information

Internal Area:	90 sqm
Land Area:	0.06 ha
Property Features:	
• Terrace	
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery









As Featured in



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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:

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## 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.

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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.

**S. and L. BROWN**



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