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## House for sale near Beaugas in Lot-et-Garonne

Beaugas , Lot-et-Garonne , Nouvelle Aquitaine



# €197,950

inc. of agency fees

3 Beds   1 Baths   120 sqm   0.45 ha

3 bedroom country house with hanger. in an idyllic setting with beautiful views of the undulating countryside and without neighbors,...

### At a Glance

|                  |                 |                |         |                  |          |
|------------------|-----------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-AES10610-VI | <b>Near to</b> | Beaugas | <b>Price</b>     | €197,950 |
| <b>Bed</b>       | 3               | <b>Bath</b>    | 1       | <b>Hab.Space</b> | 120 sqm  |
| <b>Land</b>      | 0.45 ha         | <b>Pool</b>    | No      | <b>Land Tax</b>  | N/A      |

### Property Description

3 bedroom country house with hanger. in an idyllic setting with beautiful views of the undulating countryside and without neighbors, this stone house to renovate dates from the mid-19th century and offers 3 bedrooms, large living room with fireplace and open kitchen, large bathroom, wc and veranda. The property is completed by a huge (over 4000 ft<sup>2</sup>) hangar on an approx 1 acre plot with fruit trees. Close to a village with

all amenities and a weekly market. Work needed does include electricity, sanitation, joinery etc. but an exceptional and rare location. A must see !

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €197,950 |

## Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 120 sqm |
| Land Area:         | 0.45 ha |
| Property Features: |         |
| • Offroad Parking: | 5       |

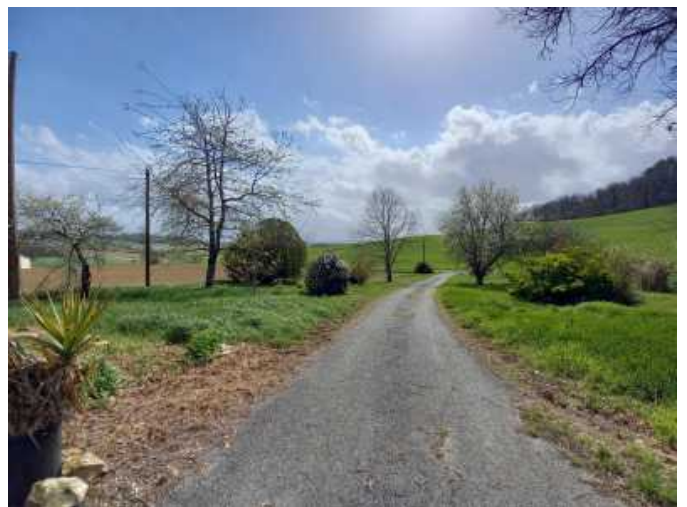
## Location: Nouvelle Aquitaine



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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**

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