

[Click to view MFH-AES10840-VI](#)

Countryside house for sale near Saint-Pastour in Lot-et-Garonne

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



€499,000

inc. of agency fees

4 Beds 4 Baths 311.79 sqm 3.48 ha

Location location location ! This is definitely what comes to mind when we reach this property situated in a peaceful and absolutely...

At a Glance

Reference MFH-AES10840-VI
Bed 4
Land 3.48 ha

Near to Saint-Pastour
Bath 4
Pool No

Price €499,000
Hab.Space 311.79 sqm
Land Tax N/A

Property Description

Location location location ! This is definitely what comes to mind when we reach this property situated in a peaceful and absolutely private position with panoramic views. This former farm has been renovated into a 310m2 house composed of 4 bedrooms, 4 shower-rooms and 4 toilets, a spacious living-room, a lounge, a fully equipped kitchen + a "kitchenette" as well as several terrace areas offering many possibilities such as a

house and a gite, a house and a BnB business or just a big family house. it is equipped of an above ground pool, a jacuzzi, a double garage + carport, a 200m2 barn and a shed, on over 8.5 acres of land including garden, vegetable plot (with a well), meadows (ideal for horses) and various fruit trees. 4kms from St Pastour / 6kms from Cancon. A must see !

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€499,000

Key Information

Internal Area:	311.79 sqm
Land Area:	3.48 ha
Floor:	1
Property Features:	
•	Terrace

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved