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Farmhouse for sale near Monflanquin in Lot-et-Garonne

Monflanquin , Lot-et-Garonne , Nouvelle Aquitaine



€477,000

inc. of agency fees

4 Beds 2 Baths 145 sqm 20.58 ha

Beautiful property on over 50 acres of meadows and woodland. Composed of a 4 bedroom main house, a barn, a tobacco barn and other...

At a Glance

Reference	MFH-AES11440-VI	Near to	Monflanquin	Price	€477,000
Bed	4	Bath	2	Hab.Space	145 sqm
Land	20.58 ha	Pool	No	Land Tax	N/A

Property Description

Beautiful property on over 50 acres of meadows and woodland. Composed of a 4 bedroom main house, a barn, a tobacco barn and other outbuildings. A lovely farmhouse composed of a kitchen (in need of remodelling) a large exposed stone living room (34m²) with its woodburner and 2 bedrooms on the ground floor with a bathroom. On the first floor, a bedroom and a shower room. The 4th bedroom is located in the

pigeonnier. Comfortable house (renovated in 2019) but has kept a touch of the old style. in the countryside without any form of disturbance whilst being only 10km from the bastide towns of Villereal and Monflanquin (with all amenities;restaurants, boulangeries, schools...) ideal for a large family or equestrian property. A must see !

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€477,000

Key Information

Internal Area:	145 sqm
Land Area:	20.58 ha
Floor:	2
Property Features:	
• Offroad Parking:	5

Location: Nouvelle Aquitaine



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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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