

[Click to view MFH-AES11458-EY](#)

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

Agnac , Lot-et-Garonne , Nouvelle Aquitaine



**€265,000**

inc. of agency fees

3 Beds   1 Baths   131 sqm   0.22 ha

A spacious and beautifully presented modern detached Bungalow with country views and only a few minutes drive to Eymet. The property...

### At a Glance

**Reference** MFH-AES11458-EY

**Bed** 3

**Land** 0.22 ha

**Near to** Agnac

**Bath** 1

**Pool** No

**Price** €265,000

**Hab.Space** 131 sqm

**Land Tax** N/A

## Property Description

A spacious and beautifully presented modern detached Bungalow with country views and only a few minutes drive to Eymet. The property incorporates: Electrically operated double gates, double glazing with mainly electrically operated shutters, reversible air conditioning and a modern fitted kitchen with built in appliances. The accommodation comprises of: entrance hall, living/dining room with dual aspect and opening to the kitchen/breakfast room, inner corridor with 3 double bedrooms, en-suite shower room, bathroom and separate W.C, utility room and a garage. Habitable area: 131m<sup>2</sup>. Terrain: 2 240m<sup>2</sup>.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€265,000

Key Information

Internal Area:	131 sqm
Land Area:	0.22 ha
Floor:	1
Property Features:	
•	Double Glazing

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](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://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