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Countryside house for sale near Villereal in Lot-et-Garonne

Villereal , Lot-et-Garonne , Nouvelle Aquitaine



€477,000

inc. of agency fees

4 Beds 1 Baths 180 sqm 4 ha

Discover this superb country property just a few minutes from Villereal in a peaceful setting, comprising a manor house with approx....

At a Glance

Reference	MFH-AES11487-MO	Near to	Villereal	Price	€477,000
Bed	4	Bath	1	Hab.Space	180 sqm
Land	4 ha	Pool	No	Land Tax	N/A

Property Description

Discover this superb country property just a few minutes from Villereal in a peaceful setting, comprising a manor house with approx. 180m2 of living space, with a fitted kitchen and utility room on the ground floor, a lounge/dining room, a bathroom, four bedrooms, two separate WCs, storage space and access to the attic (190m2 suitable for conversion). A 95m2 cellar is currently used for storage and laundry. The parklands of

more than 4ha are flat and planted with trees, and include several independent buildings, including a dovecote, a stone house (in need of renovation), a tobacco drying shed, a garage, a shed, a storeroom and a brick building. Contact us as soon as possible to visit!

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€477,000

Key Information

Internal Area:	180 sqm
Land Area:	4 ha
Property Features:	
•	Fitted Kitchen

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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