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House for sale near Bias in Lot-et-Garonne

Bias , **Lot-et-Garonne** , **Nouvelle Aquitaine**



€418,000

inc. of agency fees

5 Beds 3 Baths 195 sqm 0.72 ha

We invite you to take look at this magnificent property, located close to all amenities yet enjoying the peace and quiet of the countryside. This...

At a Glance

Reference	MFH-AES11481-MO	Near to	Bias	Price	€418,000
Bed	5	Bath	3	Hab.Space	195 sqm
Land	0.72 ha	Pool	No	Land Tax	N/A

Property Description

We invite you to take look at this magnificent property, located close to all amenities yet enjoying the peace and quiet of the countryside. This detached house includes several outbuildings, including a studio flat. The main house comprises, on the ground floor, an entrance hall leading to a large, bright living room (lounge/dining room), a kitchen with utility room, a conservatory, a study, a bedroom, a shower room and a separate toilet. Upstairs, there are three large bedrooms and a bathroom with WC. The studio has its own shower room. Two workshops, a large garage, a terrace and a petanque area complete this property, set in

7,152 m2 of land.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€418,000

Key Information

Internal Area:	195 sqm
Land Area:	0.72 ha
Floor:	1
Property Features:	
•	Terrace

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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