

[Click to view MFH-AES11672-VI](#)

House for sale near Miramont De Guyenne in Lot-et-Garonne

Miramont De Guyenne , Lot-et-Garonne , Nouvelle Aquitaine



€123,050

inc. of agency fees

2 Beds 2 Baths 84.31 sqm 0.11 ha

Within walking distance to the bastide town, this 85m2 light house comprises a living-room, kitchen, bathroom, toilet, utility-room...

At a Glance

Reference MFH-AES11672-VI
Bed 2
Land 0.11 ha

Near to Miramont De Guyenne
Bath 2
Pool No

Price €123,050
Hab.Space 84.31 sqm
Land Tax N/A

Property Description

Within walking distance to the bastide town, this 85m2 light house comprises a living-room, kitchen, bathroom, toilet, utility-room and an office on the ground floor, 2 bedrooms and a shower-room with toilet on first floor. Equiped with mains gas central heating as well as a wood burner, it is connected to fiber optic and mains drainage. An outbuilding used as a workshop is also on the plot of land of about 1060m2 that also

includes parking space for 2 cars and an underground water tank of 5000L. A must see only with !

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€123,050

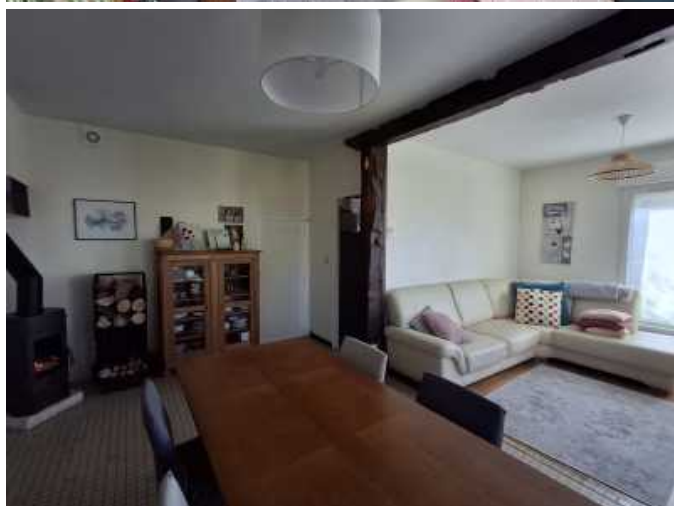
Key Information

Internal Area:	84.31 sqm
Land Area:	0.11 ha
Floor:	1
Property Features:	
•	Gas Central Heating

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