

[Click to view MFH-AES11693-MO](#)

Countryside house for sale near Pinel Hauterive in Lot-et-Garonne

Pinel Hauterive , Lot-et-Garonne , Nouvelle Aquitaine



€365,000

inc. of agency fees

2 Beds 94 sqm 5.04 ha

Come and visit your Eleonor agency to discover this charming farmhouse comprising a main house, a barn, a dovecote and irrigable land,...

At a Glance

Reference	MFH-AES11693-MO	Near to	Pinel Hauterive	Price	€365,000
Bed	2	Pool	No	Hab.Space	94 sqm
Land	5.04 ha			Land Tax	N/A

Property Description

Come and visit your Eleonor agency to discover this charming farmhouse comprising a main house, a barn, a dovecote and irrigable land, situated in the heart of the Pinel-Hauterive countryside. The main house comprises, on the ground floor, an entrance hall leading to the kitchen, a living room (which could be converted into a bedroom), a shower room and a separate toilet. Upstairs, a staircase leads to two large

bedrooms, each measuring 20 m² (215 sq ft). The dovecote adjoining the house spans three levels and offers the possibility of an extension linked to the main house. The charm of the barn will also appeal to you, with its surface area of over 200 m², two 100 m² canopies and its old preserved outbuildings. A terrace, a cellar, a greenhouse, a well and a pond complete this property, all set in 50,441 m² of irrigated land. Benefits: electric heating, fireplace, individual drainage, low property tax, well and hydrants, as well as PVC double-glazed windows dating from 2009.

Summary

Property type:	Countryside house
Bedrooms:	2
Price	€365,000

Key Information

Internal Area:	94 sqm
Land Area:	5.04 ha
Floor:	1
Property Features:	
•	Terrace

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