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House for sale near Cambes in Lot-et-Garonne

Cambes , Lot-et-Garonne , Nouvelle Aquitaine



€585,000

inc. of agency fees

4 Beds 2 Baths 245 sqm 0.52 ha

A rare opportunity to acquire this fabulous country house set in a prime location commanding stunning panoramic views! This comfortably...

At a Glance

Reference	MFH-AES11749-EY	Near to	Cambes	Price	€585,000
Bed	4	Bath	2	Hab.Space	245 sqm
Land	0.52 ha	Pool	No	Land Tax	N/A

Property Description

A rare opportunity to acquire this fabulous country house set in a prime location commanding stunning panoramic views! This comfortably home provides 245m² of spacious and versatile accommodation; ideal for entertaining family and friends. There are 4 double bedrooms all with en-suite bathrooms, a sociable fitted kitchen opening into a large dining room, a spacious and light sitting room with spectacular panoramic

views, bureau and guest W.C. Outside there is a heated pool with a terrace enjoying amazing views, pigeonier, a further covered terrace with well stocked borders and mainly lawned garden extending to 5,186m². Conveniently situated for the popular villages of Allemans-du-Dropt, Eymet and Duras with numerous cafes, bars and shops.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€585,000

Key Information

Internal Area:	245 sqm
Land Area:	0.52 ha
Floor:	2
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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