

[Click to view MFH-BG32622](#)

Sumptuous Village Property with Garden and Outbuildings

Mézin , Lot-et-Garonne , Nouvelle Aquitaine



€798,000

inc. of agency fees

5 Beds 3 Baths 554 sqm 0.09 ha

Exceptional 13th Century Property situated in the heart of the village of Mézin, with its shops, medical services,...

At a Glance

| | | | | | |
|------------------|-------------|----------------|-------|------------------|----------|
| Reference | MFH-BG32622 | Near to | Mézin | Price | €798,000 |
| Bed | 5 | Bath | 3 | Hab.Space | 554 sqm |
| Land | 0.09 ha | Pool | No | Land Tax | N/A |

Property Description

Exceptional 13th Century Property situated in the heart of the village of Mézin, with its shops, medical services, restaurants and everything you need at your doorstep. The Property has been completely restored with great taste and quality materials. It has several outbuildings such as a garage of 95 m², an original stable and a workshop, each of 28 m², a garage converted into a workshop of 22 m² and a garden storage room of 16

m². In addition, a pleasant easy to maintain garden of 200 m² with 2 pretty ponds, a well and a courtyard of 100 m².

The property has entrances on 3 different streets so it could be divided into several independant dwellings (gite, guest house) if desired.

Its 554 m² are divided into several reception rooms such as 2 large living rooms, a sitting room, a dining room, a summer lounge, a large fully equipped kitchen with granit countertops and a range cooker, an office, 5 bedrooms and 3 bathrooms. Two of the bedrooms have their en-suite, the master bedroom also has its en-suite dressing room.

Some of the living rooms could be turned into additional bedrooms if required. The superb library benefits from a home cinema. And for wine lovers there is an amazing wine cellar with air conditioning and gravel flooring. This property has everything you are looking for: beauty, comfort, quality and privacy.

It has been completely renovated by the current owners in 2009 who have instructed a very good architect to carry out all of the work.

The central heating is gas-fired (town gas), wooden double glazing has been installed throughout and the property is connected onto the mains drainage. Do not hesitate to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4890.00 and 6670.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 5 |
| Bathrooms | 3 |
| Price | €798,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 554 sqm |
| Land Area: | 0.09 ha |

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