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## House for sale near Saint-Barthelemy-D-Agenais in Lot-et-Garonne

Saint-Barthelemy-D-Agenais , Lot-et-Garonne , Nouvelle Aquitaine



# €371,000

inc. of agency fees

5 Beds 1 Baths 182.82 sqm 0.48 ha

Modern house from the 2000s, located in a quiet hamlet. The property includes 4 bedrooms on the ground floor and a large bedroom with shower room upstairs, a bright living room, a spacious kitchen and...

### At a Glance

<b>Reference</b>	MFH-AES10674-MI	<b>Near to</b>	Saint-Barthelemy-D-Agenais	<b>Price</b>	€371,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	182.82 sqm
<b>Land</b>	0.48 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Modern house from the 2000s, located in a quiet hamlet. The property includes 4 bedrooms on the ground floor and a large bedroom with shower room upstairs, a bright living room, a spacious kitchen and a veranda. The whole on a plot of 4800 m2 with pool and double garage. ideal for a family!

To see quickly!

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€371,000

## Key Information

Internal Area:	182.82 sqm
Land Area:	0.48 ha
Floor:	3
Property Features:	
• Garages: 1	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery









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or email us at **bonjour@my-french-house.com**.

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## 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.

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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.

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