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## Countryside house for sale near Lauzun in Lot-et-Garonne

Lauzun , Lot-et-Garonne , Nouvelle Aquitaine



# €369,940

inc. of agency fees

4 Beds    1 Baths    223 sqm    1 ha

Large, charming property set in lovely wooded grounds just ten minutes from a town with all shops and amenities. The main house comprises a master suite (bedroom, bathroom, dressing room), two bedrooms,...

### At a Glance

<b>Reference</b>	MFH-AES10941-Mi	<b>Near to</b>	Lauzun	<b>Price</b>	€369,940
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	223 sqm
<b>Land</b>	1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Large, charming property set in lovely wooded grounds just ten minutes from a town with all shops and amenities. The main house comprises a master suite (bedroom, bathroom, dressing room), two bedrooms, shower room and mezzanine on the first floor; entrance hall, storeroom, vestibule, kitchen and utility room,

sitting room, wc and covered terrace on the ground floor. A little house of three rooms (kitchen, living room, bedroom and shower room), a barn and a swimming pool complete this idyllic picture, which nevertheless requires some finishing work.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€369,940

## Key Information

Internal Area:	223 sqm
Land Area:	1 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery











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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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