

[Click to view MFH-LOT02121](#)

Character 4 bed House for sale in Lot Pradines , Lot , Occitanie



€229,000

inc. of agency fees

4 Beds 122 sqm 0.12 ha

Pretty contemporary house with pigeonnier, built on one level, set in 1187 m2 enclosed garden with trees. Quiet location: very close from a village with shops in the valley of the river lot (46 090)....

At a Glance

Reference MFH-LOT02121

Bed 4

Land 0.12 ha

Near to Pradines

Pool No

Price €229,000

Hab.Space 122 sqm

Land Tax N/A

Property Description

Pretty contemporary house with pigeonnier, built on one level, set in 1187 m2 enclosed garden with trees. Quiet location: very close from a village with shops in the valley of the river lot (46 090).

house of 122 m2 built principally on one level and over cellar :
lounge, kitchen, 4 bedrooms, 2 shower rooms, 2 wcs, cellar.

ground floor:

large cellar with boiler room.

garden level:

6. 53 m² entrance hall.

30. 63 m² lounge, fireplace + insert.

a 8. 80 m² corridor.

kitchen of 13. 84 m², double sink, wall and floor cupboards.

2 bedrooms (10. 62 m² and 11. 79 m²) with built-in cupboards.

3. 83 m² shower room with shower cabin, washbasin and washing machine connection.

wc of 1. 2 m².

a 13. 51 m² bedroom, built-in cupboard and ensuite 8. 05 m² shower room, italian shower, double washbasin, bidet, wc.

first floor: access by inside wooden staircase

12. 56 m² bedroom.

fireplace + wood burner - gas central heating - reversible air-conditioning - double glazing - electric hot water boiler _ mains drainage.

Summary

Property type:	House
Bedrooms:	4
Price	€229,000

Key Information

Year Built:	1970
Internal Area:	122 sqm
Land Area:	0.12 ha

Location: Occitanie



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