



## Views over the countryside for this high quality new-build traditional style house surrounded by 40 hectares,

47300, Villeneuve-Sur-Lot, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €733,520

Ref: BVI20577

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

3 bedrooms and 2 bathrooms, oil-fired underfloor heating, double glazing and top insulation, room for a wood burner in the huge and light living room. 180 m2 attic already insulated (walls and ceiling) can be easily converted into more bedrooms, bathrooms or game room. An underground tiled floor garage of 217 m2 perfect for several cars and big enough for a workshop. The garden is waiting for a swimming pool! With its 40 ha of grazing, fields and woods and its 300 m2 hangar, this property will be ideal to develop a horse riding school, a pedagogic farm or simply live off the land. Price including agency fees : 733,520€ Price excluding agency fees : 692,000€ Buyer commission : 6%

