



Beautiful 5 bed villa style house with garden and pool in sought after quarter.,

47600, Nérac, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 5 Beds * 1 Bath

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€265,000

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French Entrée 

Property Description

Beautiful 5 bed villa style house with garden and pool in sought after quarter.

The property sits in enclosed parkland within minutes of a popular historic town and the royal Garenne park.

The accommodation which is partially double glazed and is over two floors, with the potential to finish converting the attic which is currently two rooms and WC. The main floor with a grand entrance hallway, marble floors, a generous sitting room/,dining room running the length of the house with windows on all sides, is light and bright. there are 3 further bedrooms, a bathroom with double basins (shower fitting) WC and an office all of which have views over the gardens.

The pretty wrap around garden of 2000m2 is mainly laid to lawn and is planted with trees and includes an above ground pool for a quick dip on hot summer days. The 2000m2 are completely fenced and not overlooked. There is plenty of parking space and a double garage. The, a peaceful and tranquil position for alfresco dining and an above ground pool for a quick dip on hot summer days. Walking distance from the popular historic town equipped with every modern convenience. Golf and equestrian facilities are close by as well as road and motorway links and airports can be reached at Toulouse, Bordeaux and Bergerac

Price including agency fees : 307.400 € Price excluding agency fees : 290.000 € Buyer commission included: 6 %

