



## Village house with views over the valley.,

47140, Frespech, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 3 Baths

Village house with views over the valley.

# €318,000

Ref: BVI65495

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**French Entrée** 

## Property Description

Beautiful location for this rather unusual character house, with a south-facing swimming pool overlooking the valley.

With several independent entrances, it has the potential to be partly rented out as a gîte or chambres d'hôtes. Approx. 214 m<sup>2</sup>, it comprises: entrance hall, lounge/living room/library, fully equipped kitchen with bay windows opening onto the terrace, utility room, shower room/toilet, superb summer kitchen, toilet, spacious workshop with its own entrance, garage. First floor: bedroom, bedroom with fireplace and antique cupboard, bathroom/toilet, landing, study, attic bedroom with shower room/toilet.

From the wooded grounds of approx. 1300 m<sup>2</sup> on the hillside, you have an incredible view.

Miscellaneous: 6 x 10 metre swimming pool with automatic dome, double glazing, central heating (2024 heat pump), thermodynamic water heater, electric roller shutters, air conditioning, fully equipped kitchen, spacious workshop.

Translated with DeepL.com (free version)

Price including agency fees : €318 000

Price excluding agency fees : €300 000

Buyer commission included: 6%





