



## Nice house with large garden and swimming pool,

47500, Monsempron-Libos, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €247,500

Ref: BVI66630

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**French Entrée** 

## Property Description

House built in the 1980s surrounded by a beautiful garden of 8000m<sup>2</sup>. On the ground floor there is a bright living room with a wood burner and access to a superb terrace overlooking the large 8x12m swimming pool (requires some work). On the same level there is also a kitchen, 2 bedrooms, a bathroom and a toilet. The lower floor has a third bedroom, a storage room, a shower room, a utility room and a first garage.

Outside there is a second garage which is currently used for storage but could be converted (subject to planning permission). The house is connected to a septic tank.

Ideally situated close to amenities and a lively town with a large weekly market.

Price including agency fees :247 500 €

Price excluding agency fees : 231 309 €

Buyer commission included: 7 %

