



Lovely stone house,

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

* Available * 7 Beds * 2 Baths

Lovely stone house

€386,900

Ref: BVI69508

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

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

French Entrée 

Property Description

Large stone house with independent studio, all on a plot of land of about 1500 m², located between Nœrac and Casteljalous, Lot et Garonne.

The house offers about 265 m² of living space and consists of a large entrance hall leading to a corridor, a living room with fireplace, a nice living room with glass door leading to a terrace and the garden and a kitchen with a very nice earthenware. On the same level there is a bedroom of 30 m² with fireplace and stone sink and a shower room with toilet.

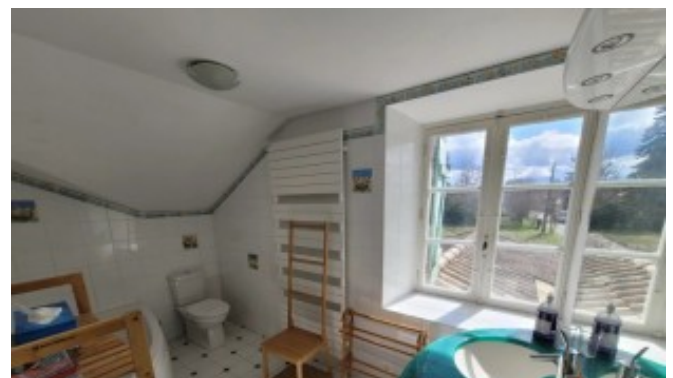
On the first floor, the landing gives access to a games room of about 25 m², a bathroom with toilet and 5 other bedrooms.

Outside there is a small outbuilding where you can store firewood and garden tools. Independent studio of 20 m². Nice garden with trees, in a quiet hamlet, a few minutes from various villages.

Price including agency fees : 386.900 €

Price excluding agency fees : 365.000 €

Buyer commission included: 6 %



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