



## Fantastic Detached Chalet in Mature Grounds



### Information de l'agent

Nom:	David Evans
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Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 198,000

#### Location

Pays:	France
Indicatif régional:	47800
Soumis:	24/07/2025

#### Description:

**REDUCED in price** - We are proud to present this magnificent chalet in the heart of the forest between Cancon and Marmande.

- Ground floor: there is a large garage with a storeroom, a boiler room and a shower room with toilet.
- First floor: this chalet comprises an entrance hall leading to a kitchen, a spacious living room with fireplace and multiple accesses to a magnificent balcony surrounded by trees. There is also a bedroom and a shower room with separate WC.
- Second floor: there are two large bedrooms (17 m2 and 13 m2), each with a balcony, a dressing room, a room with a water point (which could be converted into an additional shower room) and a separate toilet.

Don't wait any longer, this little corner of paradise is made for you.

The department of Lot et Garonne in Aquitaine has many small yet lively villages and this department in the south of France is a real find for both nature and culture lovers.

One of Lot et Garonne's assets are the views afforded by the properties over the Garonne or the Lot lush



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countryside with woodland and lots of leisure activities. The residents have invested well with most of them living in detached houses that are their principal residences. There are however lots of holiday or second homes to choose from.

Compared to the more expensive Perigord or Gers, the Lot et Garonne still holds some bargain French property buys. Perhaps a village home or a traditional stone house in a green environment is what you are looking for, if so, this area is the perfect place to invest in a second home.

Stripping out the usual fluctuations, the housing market in the region has been steadier than most. Long term investments may offer a good return in the future as the Lot-et-Garonne is increasingly appealing amongst foreign purchasers, just like the whole of the region of Aquitaine.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

### **Commun**

Chambres:	3
Salle de bains:	1
Dimesions du lot:	6157 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.351.039



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