



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 650,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nérac
Soumis:	24/10/2024

### Description:

Very pleasant stone house of approx. 200 m<sup>2</sup>, set in 7.4 ha of partly wooded grounds with tennis court and swimming pool, located between Agen and Nérac, Lot et Garonne. Situated at the end of a long communal lane, next to the small river l'Auvignon, the very quiet location (nearest neighbours approx. 500m away), sheltered from view, allows you to enjoy the countryside and nature while still being 10 km from Nérac and 20 km from Agen. The house comprises an entrance into the living room with fireplace and terracotta floor (approx. 40 m<sup>2</sup>), separate kitchen and a room currently used as a games room but which would be ideal as a dining room. On the same level, there are 3 nice bedrooms as well as a bathroom and WC. The first floor comprises a lounge, two further bedrooms and a bathroom with WC. The exterior is just like the house: sober and well-maintained. There is a tennis court, a large pool house with summer kitchen, office (ideal for those who want to work from home) and a swimming pool. A small stone outbuilding completes this pleasant, peaceful property. Price including agency fees : 650 000 € Price excluding agency fees : 613 208 € Buyer commission, tax included: 6%

### Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	200 m <sup>2</sup>
Dimesions du lot:	74038 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T6735/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6735/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi72943

