



## 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: USD 320,945.94

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Fongrave  
Soumis: 26/08/2025

#### Description:

Imagine enjoying leisurely walks along the banks of the River Lot, just moments from your doorstep. This charming single-level home offers a desirable lifestyle for those who appreciate the outdoors. Step inside to a welcoming formal entrance hall, leading to a generously sized lounge and a bright kitchen/diner, ideal for entertaining. From here, you can access a delightful rear dining terrace and convenient utility/storage rooms. The property also boasts a large family bathroom with a walk-in shower and corner bath, a separate WC, and four comfortable bedrooms. With underfloor heating and double glazing ensuring year-round comfort, plus a small workshop and ample parking, this property has it all. The private rear garden offers a tranquil escape and even presents the exciting possibility of adding a pool (subject to planning). Price including agency fees : 278 200 € Price excluding agency fees : 260 000 € Buyer commission included: 7 %

#### Commun

Chambres: 4  
Salle de bains: 1  
Pied carré fini: 155 m<sup>2</sup>  
Dimensions du lot: 2000 m<sup>2</sup>

#### Building details

Outdoor Amenities: Pool

#### Lease terms



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T8240/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8240/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi76848

