



## Property For Sale



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | David Evans   |
| Cégnév:              | Cle France Ltd  |
| Ország:              | United Kingdom  |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefon:             | +44 (1440) 820-358  |
| Languages:           | English, French   |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 435,481.72 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 47800         |
| Feladta:      | 2025. 07. 24. |
| Leírás:       |               |

This immaculate, south-facing 4 bedroomed bungalow is situated within an easy stroll of Allemans-du-Dropt, a charming and lively village where residents enjoy the benefit of local shops, associations, fetes and seasonal events as well as close proximity to the cultural and historical attractions found in the Lot-et-Garonne and Dordogne regions.

The moment you step inside, you'll notice the high standard of the property. It is equipped with reverse air conditioning and VMC ('hidden' in the attic so there are no unsightly units), smoke alarm, CCTV & security lights, quality double glazing, insulation, heated saltwater pool with new pool equipment, wood store, well water with garden taps for the landscaped garden, terraces to front and rear, potager and fruit trees. Our owners have improved the property inside and out so there are no major works to do - simply move in and enjoy your new dream home. All of the furniture, tools, equipment - even the car! - is available to buy under separate negotiation, too. A definite must see!

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)

## **Gyakori**

|              |         |
|--------------|---------|
| Hálósobák:   | 4       |
| Fürdőszobák: | 1       |
| Telekméret:  | 2188 nm |

## **Building details**

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.350.929

