



## Town House with Business Opportunity



### Agent Info

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Naam:             | David Evans                                                   |
| Bedrijfsnaam:     | Cle France Ltd                                                |
| Mistlampen:       | United Kingdom                                                |
| Experience since: |                                                               |
| Service Type:     | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Telefoon:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 247,646.93 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 47800      |
| Geplaatst:                  | 06-10-2025 |
| Omschrijving:               |            |

At the heart of the village of Miramont-de-Guyenne, this beautiful building offers business premises with spacious family accommodation above. Currently a popular clothes shop, the premises offers lots of other possibilities; including (with permissions), a tea-room / cafe. Access to the building is possible front and rear, perfect for deliveries.

- Upstairs: the living accommodation is stylish and spacious offering four bedrooms, 4 WCs, 2 shower rooms and 1 bathroom.

- Outside: the 1st floor kitchen opens to a terrace and there is a garage under the building.

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 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



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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)

## **Algemeen**

|               |                    |
|---------------|--------------------|
| Slaapkamers:  | 4                  |
| Badkamers:    | 3                  |
| Lot Afmeting: | 160 m <sup>2</sup> |

## **Lease terms**

Date Available:

## **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.593.718 |
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# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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