



## Town House in Rural Village with Courtyard



### Информация об агенте

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| Название:          | David Evans                                                   |
| Название компании: | Cle France Ltd                                                |
| Страна:            | Великобритания                                                |
| Experience since:  |                                                               |
| Тип услуг:         | Selling a Property                                            |
| Specialties:       |                                                               |
| Property Type:     | Apartments, Houses                                            |
| Телефон:           | +44 (1440) 820-358                                            |
| Languages:         | English, French                                               |
| Веб-сайт:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Детали объявления

|               |               |
|---------------|---------------|
| Недвижимость: | На продажу    |
| Цена:         | USD 91,896.92 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Почтовый индекс: | 47170      |
| Добавлено:       | 27.10.2025 |

#### Описание:

In the heart of Mezin, on a wide boulevard, stands a large, 146 sq m stone house. It boasts a beautiful southwest exposure and lovely views of the Landes region.

- Ground floor: a hallway leads to a 23 sq m dining room with a fireplace on one side, and a small fitted kitchen on the other. At the rear, a door opens onto a 45 sq m space with external access, ready for conversion.

- Upstairs: there are four large bedrooms, two of which are over 20 sq m, and a shower room.

- Above: The attic is accessible and suitable for conversion.

The house features oil-fired central heating, double-glazed windows, and electric roller shutters.

The roof is in good condition, and the electrical system is up to code.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.



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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 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.

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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.

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## Общие

|                  |         |
|------------------|---------|
| Спальни:         | 4       |
| Ванные комнаты:  | 1       |
| Площадь участка: | 45 кв м |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|



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## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.726.898

