Countryside house in perfect condition with beautiful garden

4 2 4,260m² 170m² 1



Reference
88017

Price
€349,800

Location
Pinel Hauterive

Description

Located in Lot-et-Garonne with views over Monclar d'Agenais, this single-story house is in excellent condition and ready for holiday or permanent living. Set in peaceful countryside 20 minutes from Villeneuve-sur-Lot, it features a new fully equipped kitchen, bright living and dining areas, four bedrooms, and two bathrooms, all with modern comfort including a wood-burning stove, electric heating, and double-glazed windows. Outside, a mature garden with fruit trees, Mediterranean plants, a summer kitchen, shaded terrace, outbuilding with workshop and shower, and an above-ground pool provide ideal outdoor living. Perfect for enjoying the South of France lifestyle immediately.





Features
Perfect condition
On one level
Beautiful countryside
Open garden



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General

Rooms: 4

Terrace: 2m²

Garage: 34m²

Pool: 1

Living area: 170m²

Land area: 4,260m²

DPEScore: D (242kWhEP/m²/an)

GESScore: D (7kgCO2/m²/an)

Property tax: €1,200

Layout House 170 m²

Ground floor

Kitchen : 16 m² Equipped, dishwasher, tiled, small barbecue

Laundry room: 7.2 m² Fitted, water heater

Dining room : 27.5 m²

Living room: 22.2 m² Wood-burning stove, French door to the rear terrace

Bedroom 1: 11.5 m² Tiled floor and ensuite shower room

Shower room : 2.8 m² Sink, shower, toilet

Bedroom 2 : 12.5 m² Cupboards, tiled floor, side Southwest

Bedroom 3 : 14.4 m² closets, tiled floor, southwest facing

Bedroom 4: 10.55 m² North facing

Bathroom: 9 m² Bath, double sink, shower
Separate WC 2.1 m²

Garage: 34.3 m² Workshop with hatch for car repairs and laundry area

Outbuilding

Garden

Garden shed : 25 m² with workshop, toilet, and shower Summer kitchen with shaded terrace