



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 395,009.01

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villereal
Veröffentlicht:	05.06.2025

### Beschreibung:

Ideally positioned within its tranquil countryside setting, this modern, well-maintained home takes full advantage of its breathtaking panoramic views. A full-length balcony and part-covered terrace create seamless indoor-outdoor living, perfect for relaxing or entertaining while enjoying the surrounding landscape. The property is bright and generously proportioned, with all principal rooms opening directly onto the expansive terrace to maximise the stunning outlook. The spacious lounge and dining area feature a dramatic cathedral ceiling and a charming minstrel gallery above. A staircase from the living area leads to a study and the principal bedroom suite, which includes a private bathroom (shower, basin, and WC), dressing room and access to the gallery. From the entrance hall, you'll find a well-equipped fitted kitchen, two additional bedrooms, a separate WC and a second bathroom with bath/shower, basin, and WC. This wing could easily be adapted to create private guest accommodation. A further staircase from the hall leads down to the lower ground floor, where you'll find a large utility room housing the gas central heating combi boiler and water heater, alongside fitted units and a feature glass brick wall. From here, access is provided to a double garage and two cellar rooms — one currently used as a music room with its own bar, WC, and shower room, the other for storage. These versatile spaces could easily be adapted for hobbies or equestrian use — including a tack room — thanks to the large paddock and stable block ideal for keeping horses. Located just 8km from the vibrant bastide town of Villeréal, one of Les Plus Beaux Villages de France, with its renowned weekly market, restaurants, cafés and full range of amenities. Please contact us for further information or to request additional photographs. We would be delighted to arrange a visit. Price including agency fees : 339 200 € Price excluding agency fees : 320 000 € Buyer commission, tax included: 6%



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## Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	145 m <sup>2</sup>
Grundstücksgröße:	18673 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/MLSM-T9847/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T9847/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	bvi81023
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