



## 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 801,788.01

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villereal
Veröffentlicht:	07.10.2025

#### Beschreibung:

**EXCLUSIVE TO BEAUX VILLAGES!** An exceptional opportunity to own a charming gîte complex in the heart of the beautiful Lot-et-Garonne countryside. This idyllic property comprises a spacious main house, an attached gîte, and a detached gîte — all thoughtfully renovated to a high standard — with each gîte boasting its own private pool and terrace. **Main Features:** Main House: Bright and spacious with 2 bedrooms and the possibility to create a 3rd bedroom (subject to necessary permissions), traditional features, and modern comforts. A large open-plan living/dining area, fully fitted kitchen, and private garden area and shady seating area directly from the kitchen and totally private from the guests. Attached Gîte: Perfect for small families or couples, offering 2/3 bedrooms, a living/dining/kitchen area, and private pool and terrace for guest use. Detached Gîte: A fully self-contained home with 3 bedrooms, stylish living spaces, private pool, and its own garden and terrace, providing excellent privacy for guests. **Outdoor Space:** large gardens, mature trees, sunny terraces, and multiple private seating areas with hammocks slung between trees. **Pools:** Two well-maintained swimming pools, each dedicated to its own gîte. **Additional Features:** Plenty of parking, outbuildings for storage, and potential to expand or develop further (subject to permissions). The recently beautifully updated main house with its gites are situated in a peaceful rural setting yet close to vibrant market towns, historic bastide villages, restaurants, vineyards, and the Rivers Lot and Dordogne— offering a wonderful lifestyle with easy access to leisure activities, markets, and tourist attractions. The property benefits from excellent transport links, with Bergerac airport just 35 minutes away. **Business Potential:** Currently run as a gîte business (a future owner would need to obtain any necessary permissions and appropriate business registration).

#### Allgemein



Schlafzimmer: 5  
Badezimmer: 6  
Fertige m<sup>2</sup>: 377 m<sup>2</sup>  
Grundstücksgröße: 15260 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T9929/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9929/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi80649

