



## 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 455,692.47

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Nouvelle-Aquitaine  
Stadt: Villereal  
Veröffentlicht: 28.02.2026

#### Beschreibung:

**EXCLUSIVE TO BEAUX VILLAGES!** Situated in a peaceful hamlet in the heart of the Lot-et-Garonne countryside, this traditional stone-built property offers charm, space, and excellent flexibility. The main house comprises three bedrooms, with scope to create at least one additional bedroom if desired (subject to necessary permissions). In addition, a separate guest annexe provides two further bedrooms, a kitchen, living room, and independent access, making it ideal for accommodating guests, extended family, or for use as a rental unit. The property benefits from a swimming pool, perfect for enjoying the long summer months and enhancing its appeal as a holiday home. Combined with its layout and separate accommodation, this offers genuine income potential, whether through seasonal rentals or longer-term lets (possible gite - subject to necessary permissions). The property benefits from 2 garages, providing space for your cars, storage or maybe workshop space. Ideally located approximately 8 km from two highly regarded bastide towns, the property enjoys easy access to shops, restaurants, cafés, and bars while retaining the tranquillity of a small rural hamlet. Built from local stone and rich in character, this is a rare opportunity to acquire a versatile property in one of south-west France's most desirable regions, renowned for its lifestyle, gastronomy, and scenery. Price including agency fees : 395 000 € Price excluding agency fees : 372 642 € Buyer commission, tax included: 6%

#### Allgemein

Schlafzimmer: 5  
Badezimmer: 5  
Fertige m<sup>2</sup>: 391 m<sup>2</sup>  
Grundstücksgröße: 4325 m<sup>2</sup>



## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T11239/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11239/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi84406

