



## listing



## Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

## Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 809,349.24 |

## Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Πόλη:                  | Villereal          |
| Δημοσιεύθηκε:          | 19/06/2025         |
| Περιγραφή:             |                    |

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).

## Κοινά



---

|                               |           |
|-------------------------------|-----------|
| Κρεβατοκάμαρες:               | 5         |
| Μπάνια:                       | 6         |
| Τελειωμένα τετραγωνικά πόδια: | 377 τ.μ   |
| Μέγεθος αυλής:                | 15260 τ.μ |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [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)

## Contact information

IMLIX ID: bvi80649

