



## listing



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 455,692.47

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Villereal
Publicado:	28/02/2026

### Descripción:

**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%

### Común

Dormitorios:	5
Baños:	5
Pies cuadrados terminados:	391 m <sup>2</sup>
Tamaño del lote:	4325 m <sup>2</sup>



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web:

[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)

## Contact information

IMLIX ID:

bvi84406

