



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 395,009.01

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villereal
Soumis:	05/06/2025

### Description:

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 Villereal, 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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## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	145 m <sup>2</sup>
Dimesions du lot:	18673 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<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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## Contact information

IMLIX ID:	bvi81023
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