



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 575,672.26

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Puymirol
Publicato:	22/03/2025

### Descrizione:

**EXCLUSIVE TO BEAUX VILLAGES!** Located just a few minutes from Puymirol, in the sought-after Lot-et-Garonne area of Southwest France, this charming stone property offers peace, privacy and beautiful open views over the surrounding countryside. Accessed via a private driveway and an elegant wrought-iron gate, the property enjoys a tranquil setting without being isolated, making it ideal for those seeking a balance between seclusion and accessibility. The main house offers approximately 300 sqm of living space. It opens onto a welcoming entrance leading to a cosy living room, a dining room, and a fully equipped kitchen with dining area. This level also includes a guest WC and a large utility/boiler room. Upstairs, the sleeping accommodation comprises five generous bedrooms, two of which benefit from en-suite bathrooms. A family bathroom and an additional room, ideal as a child's bedroom or dressing room, complete this floor. The outdoor spaces further enhance the appeal of the property. A beautiful stone barn of approximately 290 sqm offers significant potential for conversion, alongside two additional stone outbuildings. The secure swimming pool, fitted with a safety cover and with a liner replaced in March 2025, blends perfectly into the setting and is surrounded by attractive terraces ideal for outdoor living. Set within 2.5 hectares (approximately 6 acres) of land, partly wooded, the property offers privacy and a natural environment, making it perfectly suited as a primary residence, holiday home or for a hospitality project such as gîtes or guest accommodation.

### Comune

Camere da letto:	5
Bagni:	4
Finito piedi quadrati:	300 mq



Dimensione del lotto: 25000 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T9287/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9287/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi71386

