



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 419,231.26

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Villereal
Geplaatst:	01-07-2025
Omschrijving:	

Tucked away in a peaceful rural setting, this attractive stone property is just ten minutes by car from the delightful bastide village of Villereal, renowned for its friendly atmosphere, weekly market and excellent selection of restaurants, shops and bakeries. The main house is arranged entirely on one level and offers spacious and comfortable living, featuring four double bedrooms, two shower rooms, a separate bathroom, an office and a laundry room. Two verandahs provide additional reception areas—perfect for enjoying a morning coffee or an evening glass of wine. Set apart from the main house, the self-contained gîte boasts a fabulous covered terrace with lovely views, as well as two further bedrooms, each with its own private shower room—ideal for visiting family and friends or for seasonal rental income (a future owner would need to obtain necessary permission and appropriate business registration). The property is set within over two hectares of land, offering both space and seclusion. An in-ground swimming pool with a surrounding terrace makes the most of sunny days, and there is an attached barn, a garage and an additional wooden outbuilding, all offering excellent covered storage. This is a serene, character-filled home with potential for full-time residence or holiday use, nestled in one of the most sought-after areas of the Lot-et-Garonne countryside. Price including agency fees :360.000€ Price excluding agency fees :339.623€ Buyer commission, tax included: 6%

### Algemeen

Slaapkamers:	6
Badkamers:	3
Afgewerkte vierkante meter:	167 m <sup>2</sup>
Lot Afmeting:	24231 m <sup>2</sup>



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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T10051/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10051/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi81057

