



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 455,692.47

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Villereal
 Posted: Feb 28, 2026

Description:

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%

Common

Bedrooms: 5
 Bathrooms: 5
 Finished sq. ft.: 391 sq m
 Lot Size: 4325 sq m



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T11239/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi84406

