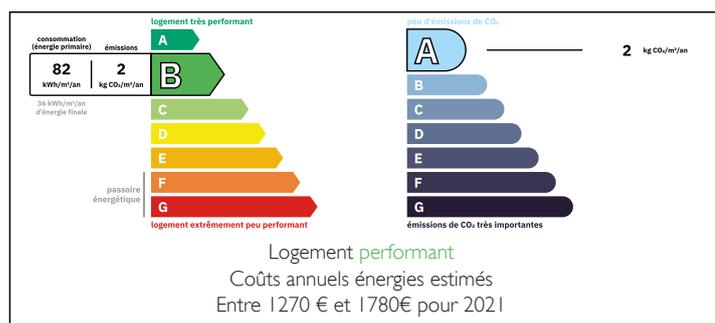


UNDER OFFER - Estate on 2.5 ha with spacious main home, guest house, outbuildings, pool near Villeréal



ENERGY - DPE



INFORMATION

Town:	Villeréal
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	173 m ²
Plot Size:	25300 m ²

IN BRIEF

UNDER OFFER - Just minutes from the bastide town of Villeréal, this rare property offers an exceptional living environment in complete tranquillity, with no close neighbours and no passing road.

Set on more than 2.5 hectares of beautifully wooded land, it includes a 172 m² main house with 3 bedrooms, a bright living room, dining room, kitchen, two shower rooms and a WC.

A first 138 m² tobacco barn already benefits from a change of use authorization, opening the door to multiple development possibilities. A second barn includes an already fitted 87 m² apartment (1 bedroom, shower room, living room, dining room, kitchen) plus an additional 61 m² available for storage or further conversion.

The property also offers 370 m² of outbuildings to

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

UNDER OFFER - Just 2 km from the medieval bastide town of Villeréal, this property is set in a wonderfully serene natural environment, at the heart of more than 2.5 hectares of land combining meadows, woodland and mature trees.

With no nuisances and no close neighbours, it offers a rare living environment—private, peaceful and preserved while remaining only 30 minutes from Bergerac International Airport.

The main house, bright and comfortable, features on the ground floor an entrance hall with WC, and a superb L-shaped living area combining lounge, dining room and open kitchen, each with direct access to a terrace ideal for enjoying sunny days. A bedroom with en-suite shower room allows for single-level living.

Upstairs, two spacious bedrooms filled with natural light thanks to large Velux windows share a family bathroom.

The entire house benefits from underfloor geothermal heating on both levels, ensuring optimal thermal comfort and excellent energy performance.

An independent 87 m² guest house completes the property beautifully. It offers a lovely living area with open kitchen, lounge and dining room, a bedroom and a bathroom. Its gas-powered underfloor heating makes it a fully autonomous space, perfect for hosting family, friends or tenants.

The outbuildings are a major asset:

- a 138 m² tobacco barn already granted a change-of-use permit, offering exceptional potential for creating a gîte, workshop, wellness space or any project requiring generous volumes;

- a second tobacco barn housing the 87 m² guest house, with an additional 61 m² available for storage

LOCAL TAXES

Taxe habitation:

EUR

NOTES