

Exceptional stone estate with 2 gîtes, 2 pools & panoramic views near Fumel

EXCLUSIVE



INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	10
Bath:	4
Floor:	412 m2
Plot Size:	78800 m2

IN BRIEF

Perched in a dominant elevated position, this exceptional stone property in SW France offers privacy, lifestyle, and strong income potential. Set within 7.8 hectares of meadow and woodland with no vis-à-vis, it enjoys breathtaking panoramic views just minutes from amenities.

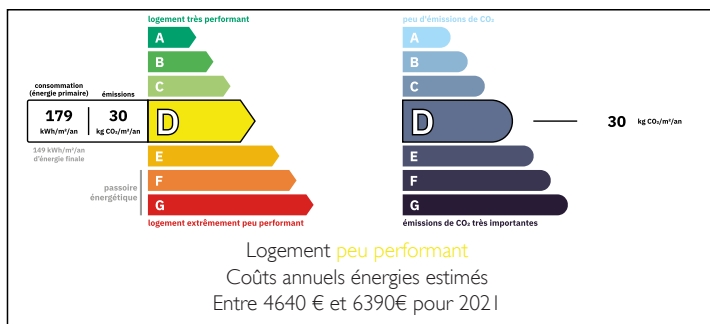
The beautifully renovated main house blends authentic character with modern comfort, featuring spacious living areas, exposed stone, fireplaces, and abundant natural light. Two fully independent, turnkey gîtes—each with private terraces and its own swimming pool—offer immediate rental income or ideal accommodation for family and guests.

The grounds are designed for outdoor living, with two swimming pools, a pool house with summer kitchen, and multiple terraces overlooking the landscape.

Close to Montayral, Puy-l'Évêque and Prayssac, this SW France property is ideal as a luxury family home,



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 4900 EUR

NOTES

DESCRIPTION

MAIN HOUSE :

GROUND FLOOR :

Veranda (12,65 m²)

Studio/office/spare bedroom (12,25 m²)

Living room (60 m²) with fireplace and wood burner

Kitchen (15,65 m²) fully fitted kitchen, travertin flooring, old stone sink, leading to :

Dining room (22 m²) with wood burner, access to back terrace with views

Utility area (6,25 m²)

Bedroom 1 (20,5 m²) travertin flooring, fireplace, independent exterior access, en suite bathroom (10,95 m²) with wash basin, bath, shower and WC (2,7 m²)

FIRST FLOOR :

Open landing space/bedroom 2 (26,90 m²)

WC (1,75 m²)

Bedroom 3 (17 m²) wood flooring, dressing (6 m²), hallway (4,85 m²) to en suite (4,7 m²) with wash basin and shower

GITE 1 :

Living area (12,8 m²)

Bedroom 1 (17,55 m²) with en suite

WC (1,75 m²) with wash basin

Hallway (14,5 m²)

Bedroom 2 (14,60 m²)

Kitchen (15,20 m²) with door to private terrace

Bedroom 3 (16,35 m²)

Laundry room (4,65 m²)

Bathroom (10 m²) with double wash basin, shower, bath, built-in storage

WC (2,4 m²) with wash basin

Between gite 1 and gite 2 is a workshop (10 m²) with exterior door, the boilerroom (10 m²) with central heating boiler and a store room (13,6 m²) with the fioul tank

GITE 2 :

Open-plan kitchen/dining room/living room (34 m²) with fully fitted kitchen, pellet burner, exterior door to private terrace and pool, stunning views through