

Charming country retreat with pool, sechoir and gardens on the outskirts of a village.



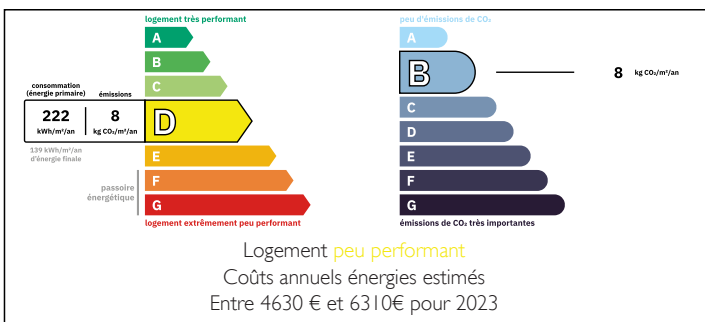
INFORMATION

Town:	Villefranche-du-Queyran
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	265 m2
Plot Size:	8417 m2

IN BRIEF

Set on the edge of a picturesque Gascon village, this exceptional country house offers an idyllic blend of refined living, modern comforts, and additional potential revenue. Framed by sweeping countryside views, the property features expansive private grounds designed for relaxation, entertaining, and rural elegance

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.



NOTES

DESCRIPTION

Substantial Accommodation: 6 generous bedrooms, including 3 with private en-suite bathrooms, alongside a spacious principal family bathroom. **Flowing Reception Spaces:** A light-filled lounge with character features, an elegant formal dining room, and a fully equipped farmhouse-style kitchen.

Wellness & Leisure: A dedicated home gym space, perfect for personal fitness or yoga studio.

Outdoor Oasis: Beautifully landscaped large gardens featuring a large private heated swimming pool 12m x 6m, a dedicated sunbathing terrace, and an authentic French pétanque court for summer evenings.

Gîte Potential: There is planning permission to create 3 separate gîtes - ideal for high-end holiday lets or multi-generational living.

Location & Views: Situated on the peaceful outskirts of a vibrant, typical Gascon village, providing complete tranquility with easy access to local amenities.

Room Breakdown

Ground Floor

Entrance hall, lounge, dining room, kitchen, home gym with shower room, laundry, bathroom and large games room.

1st Floor

Landing, 3 double bedrooms all with en-suites

2nd Floor

Landing area, 3 double bedrooms and family bathroom

Exterior

Swimming pool of 12m x 6m with surrounding patio, pétanque court, large mature gardens, large tobacco drying barn, private driveway and large