Charming stone house with gîte and swimming pool

6 4 4,827m² 1,715m² 1



Reference
92006

Price
€498,750

Location
Pujols

Description

Located in Lot-et-Garonne near Pujols, between Agen and Villeneuve, this charming property offers a main house, a gîte, and a swimming pool, all with panoramic valley views. The fully restored house features a living room with fitted kitchen, wood-burning stove, exposed stone, and three bedrooms upstairs. The gîte includes a living area, kitchenette, and two bedrooms with private bathrooms. Outside, a dovecote with a technical room, a barn with a covered terrace, and a pool terrace provide leisure and development opportunities. Perfect as a family home or vacation retreat in a stunning rural setting.





Features
Two dwellings
Magnificent view
Charm and authenticity



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General

Rooms: 6

Pool: 1

Living area: 1,715m²

Land area: 4,827m²

DPEScore: D (181kWhEP/m²/an)

GESScore: A (5kgCO2/m²/an)

Property tax: €1,594

Layout Haouse 105 m²

Ground floor

Kitchen: 14 m² Equipped kitchen

Living room: 21 m² With wood-burning stove, exposed stone and tiled floors

Bedroom 1 : 14 m²

Bathroom : 9 m² Shower, toilet and sink with laundry area

First floor

Bedroom 2 : 10 m²

Bedroom 3 : 9 m²

Bathroom : 6 m²

Bedroom 4 : 22 m²

Gîte 66.5 m²

Ground floor

Kitchen : 5 m²

Living/Dining room: 30 m² With wood-burning stove, exposed stone and beautiful stone floor

Bedroom: 15 m² With shower and sink

WC : 1.5 m²

Garden level

Bedroom: 15 m² with shower room and separate toilet

Outbuildings

Dovecote with technical room

50 m² barn (former plum kiln) with awning and workshop