Charming country house with guest house, swimming pool, and panoramic views

4 2 10,380m² 165m² 1



Reference
110531

Price
€525,000

Location
Villeneuve sur Lot

Description

Overlooking the Lot Valley, this charming stone country estate enjoys an exceptional setting between Agen and Villeneuve-sur-Lot, just 1 km from a village with all amenities. The property includes a character-filled main house with five bedrooms, a partly converted barn offering excellent potential, a traditional dovecote, a well, and an orchard. Original features, spacious interiors, and breathtaking panoramic views create a unique atmosphere. Ideal as a family home, holiday retreat, or hospitality project, this authentic estate combines charm, privacy, and the beauty of Southwest France.





Features
Panoramic views
Fully restored property
Excellent energy efficiency



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General

Rooms: 4
Terrace: 65m²
Pool: 1
Living area: 165m²
Land area: 10,380m²
DPEScore: C (116kWhEP/m²/an)
GESScore: A (4kgCO2/m²/an)
Property tax: €2,400

Layout living area 165.7 m²

Main House Ground floor
Entrance hall: 15 m²
Living room: 25 m² Herringbone parquet flooring, fireplace insert
Veranda: 25 m² Travertine flooring
Kitchen: 10 m² Equipped with sink, electric hob, tiles, and custom-made cupboards
Dining room: 45 m² With bar area and a large dining area with a beautiful wooden cupboard and wainscoting
WC: 1.5 m²
Storage room: 5 m² With boiler and shoe room: 1.5 m²
Main House First floor
Bedroom: 13.5 m²
Bathroom: 8 m² Bath, walk-in shower, and washbasin
WC: 1.5 m²
Bedroom: 13.5 m²
Master bedroom: 17 m² With built-in wardrobes and terrace
Outbuildings
Guest house in Barn: 50.3 m²
Living room : 18 m² with tiled floor
Mezzanine: 9.1 m²
Bedroom : 13 m²
Kitchen : 6.5 m²
Bathroom: 3.7 m²
Barn: with large wrought-iron bay window (insulated) (60 m²) with polished concrete floor
Outbuilding: with covered area for gardening equipment (12m x 5m)