Authentic property with guest house, swimming pool, spring, and stunning views

8 5 13,640m² 43,084m² 1



Reference
1112

Price
€546,000

Location
Castella

Description

Between Agen and Villeneuve-sur-Lot, this stunning stone property enjoys a commanding position with breathtaking panoramic valley views. The estate includes a five-bedroom main house, a separate three-bedroom guest house, several outbuildings, an artist's studio, a swimming pool, and beautifully landscaped gardens. Surrounded by nature, with woodland, a natural spring, and a pond, it offers a unique blend of authenticity, peace, and comfort. Carefully maintained and full of character, this exceptional property is ideal as a family home, holiday retreat, or hospitality business in the heart of Southwest France.





Features
Spectacular
Panoramic Views
Main House and
independent Guest
House
Nature & Authenticity



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General

Rooms: 8

Pool: 1

Living area: 43,084m²

Land area: 13,640m²

Property tax: €2,156

Layout living area Main house: 328.21 m²

Ground floor

Kitchen: 34.33 m² with a stone fireplace and wood-burning stove, original parquet flooring, and magnificent views.

Bedroom 1 : 24.47 m² With ensuite bathroom, original parquet flooring

Bathroom : 5.83 m²

Separate WC : 1.5 m²

Hallway : 16 m²

Bedroom 2 : 19.48 m²

WC: 0,8 m²

Living room: 62.46 m² Parquet flooring, door to the terrace

1st floor

Landing: 18 m²

Bedroom 3: 14 m² With ensuite shower room 3.02 m²

Bedroom 4 : 4 m²

Bedroom 5: 13 m²

Upstairs: 10 m²

Basement

Landing: 9.53 m²

Office : 8.83 m²

Cellar : 13.38 m²

Hallway: 4.02 m²

Shower room : 9.07 m² and WC 1.42 m²

Laundry room : 8.7 m²

Boiler room: 8,37 m²

Artist's studio : 38 m²

Guest house 102.63 m²

Ground floor

Living room, kitchen : 44.24 m²

Bathroom : 3.52 m² and WC 1.83 m²

First floor

Bedroom 1 : 13,54 m²

Bedroom 2 : 13.71 m² (with ensuite shower room)
Bathroom 4.07 m²

Bedroom 3 : 14.47 m²