Stunning rural property with stone house, converted barn, swimming pool, and over 4 hectares

4 2 47,175m² 171m² 1



Reference
97715

Price
€498,200

Location
Auradou

Description

Located in Lot-et-Garonne, close to a charming village and less than 30 minutes from Agen and Villeneuve-sur-Lot, this property offers an exceptional living environment with panoramic views and absolute peace across more than 4 hectares of land. The fully restored single-storey main house features bright, spacious living areas and three bedrooms. A covered terrace with summer kitchen, a swimming pool, an outbuilding with development potential, and a renovated barn with a gîte complete the property. Gardens, woodland, and a fenced meadow enhance the charm of this rare estate, ideal as a main residence, holiday home, or tourist project.





Features
Stunning location
Beautiful restoration
In perfect condition



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General

Rooms: 4
Terrace: 875m²
Pool: 1
Living area: 171m²
Land area: 47,175m²
DPEScore: D (176kWhEP/m²/an)
GESScore: D (39kgCO2/m²/an)
Property tax: €1,344

Living area: 171 m²
House area: 145.2 m²
Entrance: 7 m²
Living room: 70 m² Tiled floor, open to the roof, with fitted kitchen
WC: 1.5 m²
Laundry room: 7 m²
Bedroom 1 : 12 m² With washbasin (rug)
Bedroom 2: 25 m² With washbasin (laminate floor)
Bathroom: 7.2 m² Double vanity, bath, shower
Separate WC: 1.5 m²
Bedroom 3: 14 m²
Outbuildings
Carport: 33 m² With sink for summer kitchen
Former bakehouse: 10 m² Concrete floor
Room: 20 m² Concrete floor, to be converted
Shower room: 4 m²
Barn: 180 m² Renovated roof, with workshop area
Carport: 34.5 m²Front
Awning : 20 m² Rear
Cottage: 20 m² Bathroom 5.8 m²