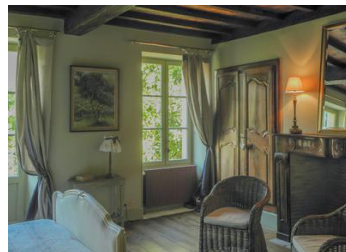


12 bed & 7 bath country estate



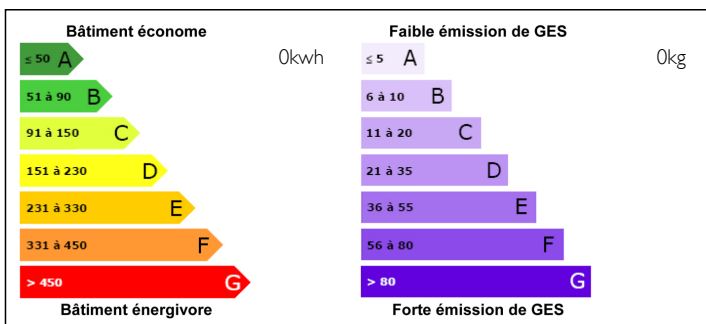
INFORMATION

Town:	VILLEREAL
Department:	Lot et Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	197775 m2

IN BRIEF

Amazing 18th century stone property with two additional renovated buildings for use as additional lodgings. In the countryside, between Monflanquin and Villeréal, this character property stands out for its spacious living spaces, its sturdy construction, and its beautifully landscaped two-hectare garden. The main house is on two levels and features a deep balcony across the front of the house. The house has a lovely flow, with the overhang providing shelter from sun or rain.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

The main house features on the ground floor a large entry, a hallway, a kitchen, a lounge and a cellar, and on the first floor five bedrooms and three bathrooms, and the second floor features two bedrooms and a bathroom. The second building features a lounge / dining room, a kitchen a mezzanine and a bathroom. The third building features on the ground floor a large dining area that opens onto an outside terrace with additional dining space, a spacious professional kitchen with dedicated washing and storage areas, an office space, a storage room, a wc, and a lounge; and on the upper floor four bedrooms, three bathrooms, and a storage area. In terms of its condition, the roof is in good shape and part of the roof is under decennial guarantee. The electricity was re-done in 2007 and is up to standards. The three septic systems are functional. One of the buildings features oil heating, another features gas heating and electricity. There are also woodburners.

This Villeréal Country Estate has a beautiful garden featuring an ancient watermill, a 9m x 5 m swimming pool with a large deck in a very private location, many fruit-trees, and generally fantastic landscaping. Two of the nearly twenty hectares of land are largely wooded. The edges of the property slope down to a stream. There are footpaths to enjoy walks through the exceptional environment. There is ample prairie space for equestrian activities. The property is in the...

NOTES