

Impressive 8-Bed Stone Country Home with Gîte, Pool, Events Barn & Extensive Outbuildings

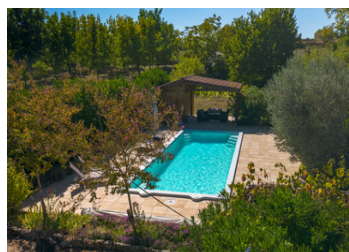


INFORMATION

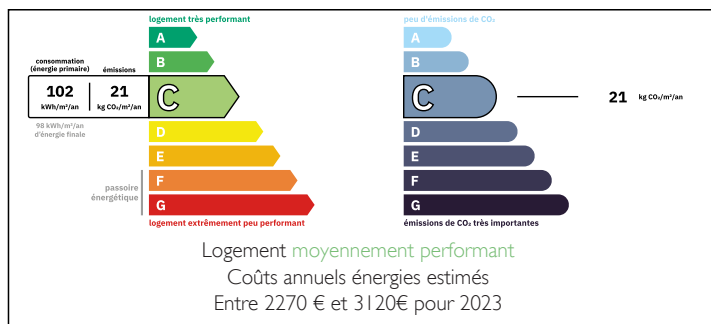
Town:	Fumel
Department:	Lot-et-Garonne
Bed:	8
Bath:	6
Floor:	240 m2
Plot Size:	33597 m2

IN BRIEF

A substantial and highly versatile stone property in the countryside of northern Lot-et-Garonne, offering approximately 366 m² of accommodation across a five-bedroom principal house and independent three-bedroom gîte. Set within established gardens with a swimming pool, the property also features an impressive converted tobacco barn currently used as an events and performance space, together with an exceptional range of traditional outbuildings. Close to Château de Bonaguil and within easy reach of the Lot and Dordogne, it offers exciting potential as a large family or multigenerational home, chambres d'hôtes and gîte business, retreat, events venue or creative project. A property with far more to discover than can be captured in a few lines — read the full description to appreciate the scale, configuration and possibilities on offer.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1795 EUR

NOTES

DESCRIPTION

Character stone property with independent gîte, swimming pool, events barn and extensive outbuildings near Bonaguil

Set in the beautiful countryside of northern Lot-et-Garonne, close to the borders of the Lot and Dordogne, this substantial stone property offers an unusual combination of character, space and versatility, with approximately 366 m² of residential accommodation divided between a principal house and an independent gîte, together providing eight bedrooms.

The principal house offers approximately 240 m² of accommodation and is currently configured to combine comfortable family living with chambres d'hôtes. It includes generous reception and dining areas, five bedrooms and several bathrooms and shower rooms. One bedroom with its own shower room and dressing room is situated on the ground floor, while four further bedrooms and additional bathroom facilities occupy the first floor. A utility room, pantry, boiler room, cellar and attic provide valuable practical and storage space.

The house retains much of the character expected of a traditional French country property, with substantial exposed timbers, stonework and fireplaces. The interiors are welcoming and relaxed, with generous proportions and plenty of natural light, creating a home that works just as well for everyday life as it does for receiving guests.

Separate from the principal house, the independent gîte provides approximately 126 m² of additional accommodation. Arranged with three bedrooms, two shower rooms and its own living, dining and kitchen space, together with a workshop and cellar, it offers genuine independence and privacy for holiday guests, friends or extended family.

Outside, the buildings sit...