# Beautiful wooden house near Villeréal

4 3 2,911m² 210m²



**Reference**
106603

**Price**
€328,600

**Location**
Villeréal

**Description**
This charming wooden house, is set in the peaceful countryside between Villeréal and Monflanquin in the Lot-et-Garonne region. Situated on 2,911 m² of land, it offers nearly 210 m² of living space with spacious interiors, four bedrooms, and three bathrooms. The bright open-plan living area opens onto a south-facing terrace and features a wood-burning stove. Combining comfort and natural charm, the property includes solid wood flooring, double glazing, gas central heating, and a lovely garden with fruit trees and a wooden shed. An ideal family home or holiday retreat in Southwest France.





**Features**
Between Villeréal and Monflanquin
Bright and spacious interiors
Comfortable lifestyle



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## General

Rooms: 4

Living area: 210m²

Land area: 2,911m²

DPEScore: C (82kWhEP/m²/an)

GESScore: C (13kgCO2/m²/an)

Property tax: €1,179

## Layout Living area 212 m²

***Ground floor***

Entrance hall: 17 m²

Bathroom: 6.5 m² with shower, sink, toilet, and ventilation system

Laundry room: 8.3 m² with sink and cupboards

Boiler room: 5.2 m² with Luna gas boiler

Living area: 65.5 m² comprising living room, dining room, and kitchen. Four French doors open onto a south-facing terrace. Wood-burning stove

Bedroom : 18.5 m² Or office with seagrass flooring covering the parquet flooring

***1st floor***

Landing : 13 m² With a void above the living room and French doors opening onto a balcony

Bedroom:  17.6 m² With French doors opening onto a balcony and a skylight

Bedroom: 18.6 m² With French doors opening onto a balcony and a skylight

Bathroom:  6.7 m² With shower and sink

Master bedroom : 25.3 m² With two skylights, French doors opening onto a balcony, and an en-suite shower room

Bathroom : 8.4 m² Shower, bathtub, sink, and skylight