Lovely Country House with Barn and Dovecote

6 3 8,005m² 236m²



Reference
109260

Price
€399,000

Location
Temple sur Lot

Description

Overlooking the Lot Valley, this charming stone country estate enjoys an exceptional setting between Agen and Villeneuve-sur-Lot, just 1 km from a village with all amenities. The property includes a character-filled main house with five bedrooms, a partly converted barn offering excellent potential, a traditional dovecote, a well, and an orchard. Original features, spacious interiors, and breathtaking panoramic views create a unique atmosphere. Ideal as a family home, holiday retreat, or hospitality project, this authentic estate combines charm, privacy, and the beauty of Southwest France.





Features
Panoramic view
Authenticity
Generous living space



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General

Rooms: 6

Living area: 236m²

Land area: 8,005m²

DPEScore: D (195kWhEP/m²/an)

GESScore: D (42kgCO2/m²/an)

Property tax: €0

Layout Living area 236.5 m²

Ground floor

Entrance hall : 24 m² with authentic wooden front door.

Living room: 36.5 m² with terracotta floor tiles and a wood-burning stove. Open plan with a mezzanine.

Kitchen : 18.5 m² with built-in cupboards.

Laundry room: 10 m²

Basement: 40 m² with gas boiler.

Bedroom : 15 m² with en-suite shower room connecting to the second bedroom.

Bathroom: 6 m²

Bedroom : 16,7 m²

Separate WC : 1,5 m²

First floor

Bedroom : 36.5 m² with carpet and access to the mezzanine.

Bathroom: 7.8 m² with bath and sink. Connecting to the second bedroom

Bedroom : 18 m²

Entrance hall : 20 m²

Shower room: 2 m² with shower and sink

Bedroom: 24 m²

Outbuildings

Barn: Living room 22 m² with fireplace and terracotta floor tiles
Bedroom 30 m²

Converted stable : with polished concrete floor and upper floor 150 m²
Kitchen and shower room