# Property with a guest house and swimming pool in a beautiful countryside setting

7 4 37,328m² 233m² 1



**Reference**
113580

**Price**
€598,500

**Location**
Valeilles

**Description**
Magnificent fully renovated property in the Tarn-et-Garonne, bordering the Lot-et-Garonne, comprising a main house, an independent guest house and several outbuildings. The property offers beautiful living spaces, kitchens and bathrooms, a swimming pool, pétanque court, equestrian facilities with stables, tack room and riding arena, as well as an orchard and stunning countryside views. A turnkey opportunity ideal for continuing a small-scale bed and breakfast and holiday rental business, set in a peaceful environment close to picturesque bastide villages and the Camino de Santiago.





**Features**
Turnkey
Beautiful cottage
Barn



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## General

Rooms: 7

Pool: 1

Living area: 233m²

Land area: 37,328m²

DPEScore: D (199kWhEP/m²/an)

GESScore: D (25kgCO2/m²/an)

Property tax: €1,500

## Layout living area Main House

***Ground floor***

Living room : (50 m²): New kitchen, living room with tiled stove, tiled floor

Dining room: (16.5 m²): Wood-burning stove

Bedroom : (26.6 m²): Exposed beams, French doors to the outside, and en-suite shower room (and old oven)

Shower room : (4.6 m²): Shower, sink, and toilet

Bedroom : (14 m²): En-suite shower room

Shower room: (5 m²): Shower, sink, and toilet

***First floor***

Bedroom: 20 m² with ensuite shower room

Bathroom: 7 m² Bath

Dressing : 3 m²

Bedroom: 10 m²

## Guesthouse

***Laundry room (10 m²): Fitted and tiled***

***Gîte***

Tiled and covered terrace : Tiled and covered terrace (30 m²)

Kitchen : 13.5 m² New with parquet flooring

Living room: 15 m²

Bedroom : 18.6 m² Parquet flooring

Bedroom : 14 m²

Bathroom: 6 m² with walk-on shower, washbasin and toilet

1st floor Bedroom : 14 m²

## Outbuildings

Barn : with summer kitchen under the covered and tiled terrace and concrete section 70 m²
Interior barn 310 m²