

## Stunning rural property with stone house, converted barn, swimming pool, and over 4 hectares

 4  2  47,175m<sup>2</sup>  171m<sup>2</sup>  1



**Reference**  
97715

**Price**  
€498,200

**Location**  
Auradou

### Description

Located in Lot-et-Garonne, close to a charming village and less than 30 minutes from Agen and Villeneuve-sur-Lot, this property offers an exceptional living environment with panoramic views and absolute peace across more than 4 hectares of land. The fully restored single-storey main house features bright, spacious living areas and three bedrooms. A covered terrace with summer kitchen, a swimming pool, an outbuilding with development potential, and a renovated barn with a gîte complete the property. Gardens, woodland, and a fenced meadow enhance the charm of this rare estate, ideal as a main residence, holiday home, or tourist project.



## Features

Stunning location  
Beautiful restoration  
In perfect condition



## Ward Poppe

Real estate agent  
+33 (0)6 87 67 03 80  
ward@maisonssud.com



## General

Rooms: 4

Terrace: 875m<sup>2</sup>

Pool: 1

Living area: 171m<sup>2</sup>

Land area: 47,175m<sup>2</sup>

DPEScore: D (176kWhEP/m<sup>2</sup>/an)

GEScore: D (39kgCO<sub>2</sub>/m<sup>2</sup>/an)

Property tax: €0

## Living area: 171 m<sup>2</sup>

### House area: 145.2 m<sup>2</sup>

Entrance: 7 m<sup>2</sup>

Living room: 70 m<sup>2</sup> Tiled floor, open to the roof, with fitted kitchen

WC: 1.5 m<sup>2</sup>

Laundry room: 7 m<sup>2</sup>

Bedroom 1 : 12 m<sup>2</sup> With washbasin (rug)

Bedroom 2: 25 m<sup>2</sup> With washbasin (laminated floor)

Bathroom: 7.2 m<sup>2</sup> Double vanity, bath, shower

Separate WC: 1.5 m<sup>2</sup>

Bedroom 3: 14 m<sup>2</sup>

### Outbuildings

Carport: 33 m<sup>2</sup> With sink for summer kitchen

Former bakehouse: 10 m<sup>2</sup> Concrete floor

Room: 20 m<sup>2</sup> Concrete floor, to be converted

Shower room: 4 m<sup>2</sup>

Barn: 180 m<sup>2</sup> Renovated roof, with workshop area

Carport: 34.5 m<sup>2</sup> Front

Awning : 20 m<sup>2</sup> Rear

Cottage: 20 m<sup>2</sup> Bathroom 5.8 m<sup>2</sup>