



ELEGANT 4-BEDROOM VILLA WITH PREMIUM FINISHES, POOL, TWO GARAGES, AND A SERENE COUNTRYSIDE LOCATION.

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COUNTRYSIDE
LOCATION....



PROPERTY FACT FILE	
REFERENCE	A32840SGU47
PRICE	€ 645,000 £ 536,672* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	201 m ²
LAND	28305 m ²
TOWN	Fumel
DEPARTMENT	Lot_et_Garonne
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*Price based on current exchange rate which is subject to change	



- Luxurious Modern Living Space
- Seamless Indoor-Outdoor Flow
- Spacious and Light-Filled Four-Bedroom Home
- Beautifully Landscaped Garden With Pool
- Tranquil Countryside Location

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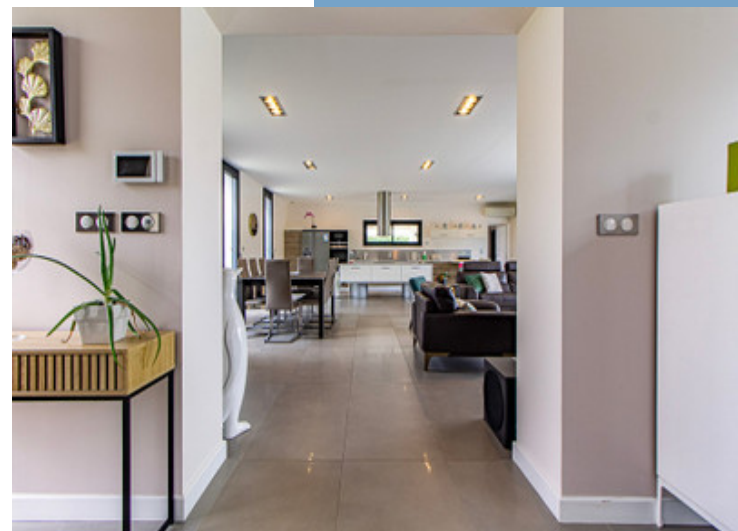
This modern, single-level villa blends style and comfort across 207.60 m². It features four spacious bedrooms, including a master suite with direct pool access, and an open-plan kitchen, dining, and living area. Floor-to-ceiling glass doors lead to a decked terrace and sparkling pool, perfect for outdoor relaxation and entertaining.

DESRIPTIF

This stunning villa, set on a single level and accessed by a secure electric gate, combines refined design and functionality across 207.60 m² of living space. At the heart of the home is a bright, open-plan living area that includes a sleek, modern kitchen with premium appliances and a large central island, seamlessly connected to a dining area and a lounge that span (80 m²). Floor-to-ceiling glass doors flood this space with light and open onto a decked terrace and a private pool with an automatic cover—perfect for al fresco dining, entertaining, and relaxation.

The villa features a luxurious master suite (20.6 m²) with direct access to the pool, providing a private retreat. Bedroom 2 (11.4 m²) includes an ensuite bathroom ideal for guests, while Bedroom 3 (16.3 m²) and Bedroom 4 (14.8 m²) are generously sized to accommodate family members or additional guests. A well-appointed family bathroom and a separate guest WC complete the bedroom area, adding convenience and privacy.

Practical elements enhance the property's functionality, including a fully fitted utility room with exterior access and an integral garage (30.2 m²) that provides storage and direct access to the home. A second detached garage offers additional storage space. The beautifully landscaped, fully fenced garden features a large prairie, making it suitable for a range of outdoor activities or keeping horses. A borehole on the property provides a self-sustaining water source, adding to the home's



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A32840SGU47>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

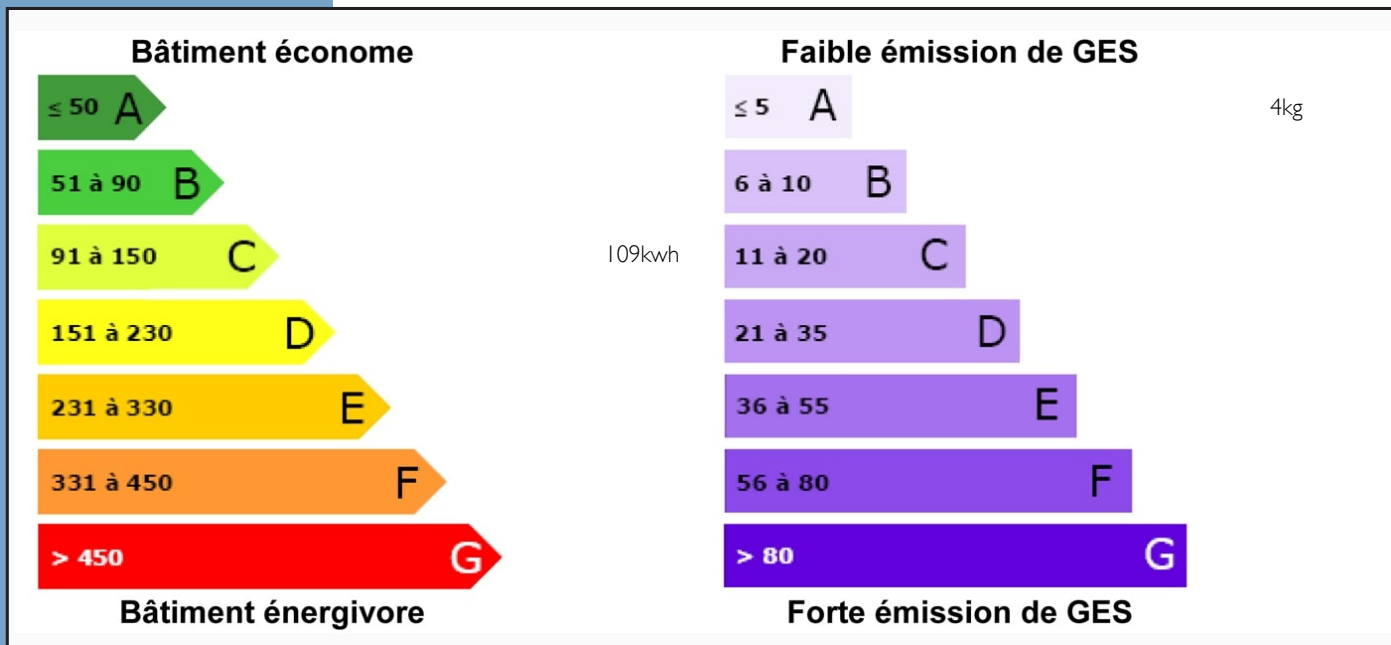
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A32840SGU47
FILE COMPLETE
AND PHOTOS
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