



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

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



PROPERTY FACT FILE	
REFERENCE	A32840SGU47
PRICE	€ 645,000 £ 533,802* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	201 m <sup>2</sup>
LAND	28305 m <sup>2</sup>
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

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

Ref : A32840SGU47

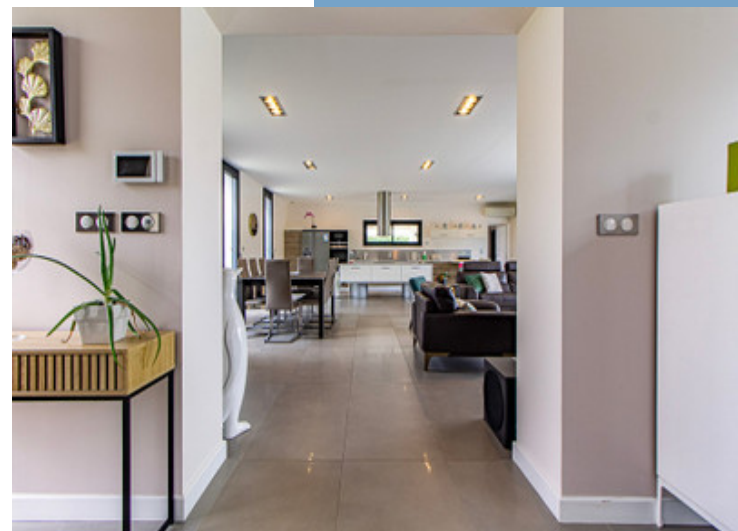
This modern, single-level villa blends style and comfort across 207.60 m<sup>2</sup>. It features four spacious bedrooms, including a master suite with direct pool access, and an open-plan kitchen, dining, and living area. Floor-to-ceiling glass doors lead to a decked terrace and sparkling pool, perfect 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 m<sup>2</sup> 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 m<sup>2</sup>). 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 m<sup>2</sup>) with direct access to the pool, providing a private retreat. Bedroom 2 (11.4 m<sup>2</sup>) includes an ensuite bathroom ideal for guests, while Bedroom 3 (16.3 m<sup>2</sup>) and Bedroom 4 (14.8 m<sup>2</sup>) 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 m<sup>2</sup>) 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

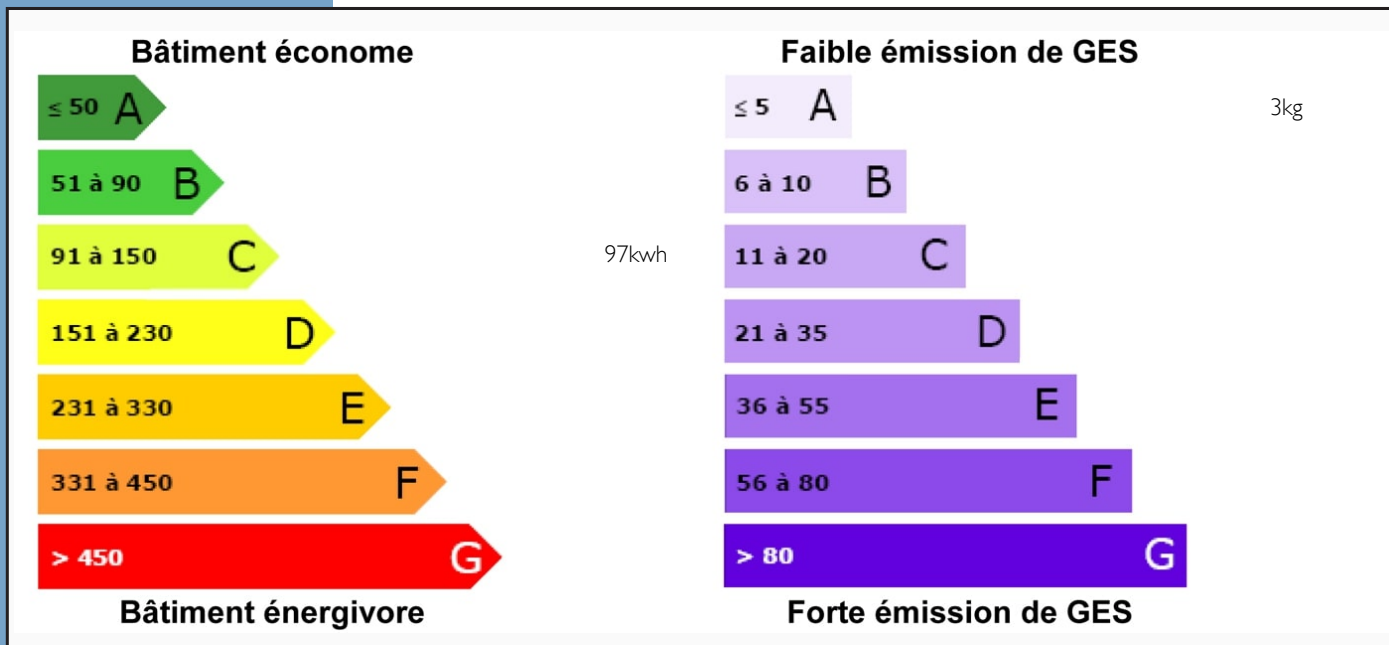
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

Ref : A32840SGU47

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A32840SGU47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)