Magnificent complex of a house, two gîtes, and a yurt

8 5 29,100m² 275m² 1



Reference
84748

Price
€798,000

Location
Puymirol

Description
Located in Lot-et-Garonne, this charming estate in a small hamlet includes a main house, two independent gîtes, and a 50 m² yurt, set on 2.9 hectares of landscaped gardens. The stone house, restored with authentic features such as terracotta floors, offers a kitchen, living room with wood stove, multiple terraces, and four bedrooms with ensuite bathrooms. The gîtes are tastefully renovated, and the garden features a free-form, salt-treated swimming pool with fencing. Equipped with gas central heating, double-glazed windows, and fiber internet, the property combines comfort, charm, and authenticity—perfect for tourism, family living, or countryside activities.





Features
Authentic stone house
3 independant living units
Beautiful yurt



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General

Rooms: 8

Terrace: 6m²

Garage: 1m²

Pool: 1

Living area: 275m²

Land area: 29,100m²

DPEScore: E (325kWhEP/m²/an)

GESScore: E (55kgCO2/m²/an)

Property tax: €2,149

Main house 131 m²

Ground floor

Entrance: 10 m² terracotta , WC and cloakroom and access to the north-facing terrace

Living room: 40 m² terrcotta antique, wood-burning stove, stone walls

Kitchen : 10 m² Semi-equipped

Adjoining wooden terrace : 25 m² with view

Bedroom 1 : 24 m² Parquet floor
Ensuite bathroom 6 TC, bathtub, shower, WC, sink

Garden level via stone staircase

Bedroom 2 : 13 m² Wooden floor

Bedroom 3 : 12.5 m² With sink, wooden floor

Bedroom 4 : 11 m²

Shower room : 3 m²

Covered terrace with terracota: 30 m², laundry room

Gîte 1 70 m² Gas heating

Living room: 23 m² With old bread oven (tiled floor

Bedroom 1: 18 m² With sink and shower (tiled floor)

Fitted kitchen: 16.5 m² Access to private tiled terrace

Bedroom 2: 11 m² With ensuite shower room 8 m² (tiled floor)

Gîte 2 74 m² Covered terrace

Living room: 40 m² With fitted kitchen, living room, dining room, access to terrace with view
Wood stove and terracotta tiles

Bathroom 10 m²: Bath, shower, sink, WC

Bedroom 1: 24 m² Dormitory, with sisal floor

Bedroom 2 : 10 m² Sisal