



## Property **BEAUVILLE** 14 rooms,

47470, Beauville, Lot-Et-Garonne, Nouvelle-Aquitaine

**€948,000**

Ref: 47007

\* Available \* 7 Beds \* 5 Baths

This Quercy renovated stone barn with guest cottage and garage has incorporated the

## Property Description

This Quercy renovated stone barn with guest cottage and garage has incorporated the features of the original animal areas to keep the history of building alive. Located in the countryside close to Beauville, in private grounds, fully restored by the current owners with custom made furniture and highest quality materials, the property is airy and comfortable set in private gardens with pool.

### Interior and Garden

This property feels light and airy and has tons of space. The current artist owner designed the layout and used traditional materials from this area in the renovation such as terracotta for floors, quercy stone to build an entrance portal and traditional porch by the main door. Features such as the old stables made of ancient wood have been incorporated into new uses in the kitchen and mezzanine. It really has been a labour of love but now the family has grown the owners need somewhere smaller.

The main room in the house is stunning with beams and mezzanine leading off to bedrooms all with ensuite bathrooms, custom made beds and walnut staircase. The guest cottage is currently used as an artist studio but is all ready to go as gite accommodation or extra space for your visitors. The house is 420m<sup>2</sup> and the guest house is 130m<sup>2</sup> and there is a covered open car port for 3 cars.

For the short winter here, there is underfloor electric heating and large open stone fireplace.

The garden again, has been laid out with an artist's eye with mature cypress trees, lawns and views.

The pool is 11m x 5m and is close to the large terrace but tucked down so as not to dominate the garden view.

### The Area

About 25 minutes from Agen and 1.5 hours from Toulouse and 2 hours from Bordeaux, the house is set among the fields of sunflowers and fruits. Close to a busy village and a short 10 minute drive from main villages with restaurants and shops.



**Telephone:** +44 (0) 1225 463752    **Email:** [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 