

Magnificent 17th Century Chartreuse around a courtyard with numerous outbuildings, pigeonier and 1,2H of land



INFORMATION

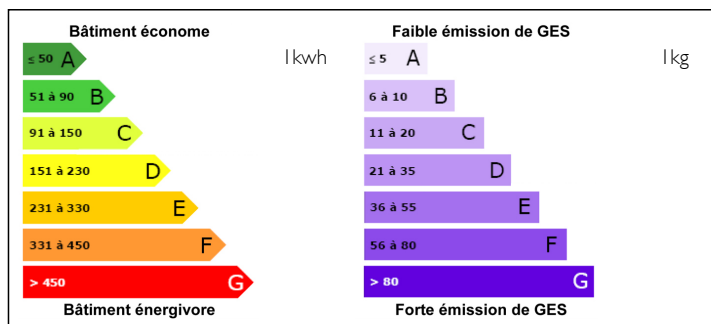
Town:	Saint-Jean-de-Thurac
Department:	Lot-et-Garonne
Bed:	6
Bath:	1
Floor:	210 m2
Plot Size:	12000 m2

IN BRIEF

Stunning Chartreuse to renovate with numerous outbuildings, beautiful gardens and pigeonier typical of the Lot et Garonne region. Situated just outside Agen with great transport links to Bordeaux, Toulouse and Paris. There is enormous potential for this grand old house to be turned into a boutique hotel/restaurarant & gite complex - own your own piece of history.

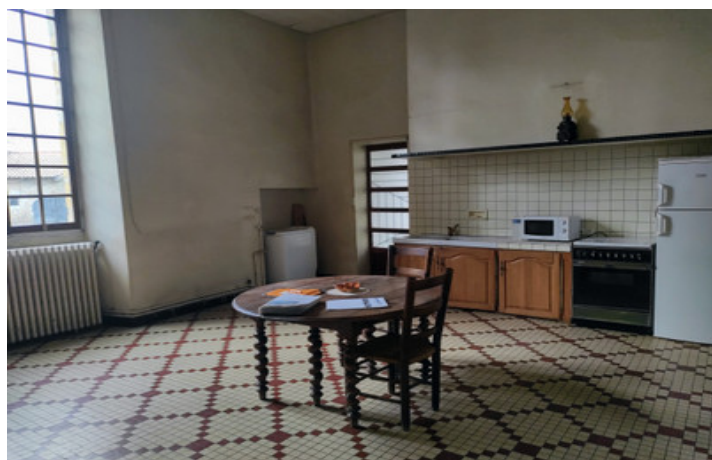


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Main House

Double stone stairway leading to the double door entrance, into a hallway leading to a large Kitchen/dining room (26,4m2).

Office 13,3m2

Lounge 23,5m2

Bedroom 1 18,5m2

Bedroom 2 13,5m2

Bedroom 3 24,8m2 balcony, hugh windows

Bedroom 4 24m2

Bedroom 5 14,2m2

Bedroom 6 13,7m2

Bathroom 6m2

Ground floor

Stunning wine cellars with vaulted ceilings ready to be transformed.

1st Floor

Attic space the same size as the footprint of the house with exposed beams, ready to convert.

Outside there is a courtyard with a stone fountain in the middle, surrounded by numerous outbuildings including a hangar of 197m2, a stone building of 93m2 plus 2 additional stone buildings of 50m2 each and a small house on 2 floors of 60m2 per floor. There is lots of potential to create a restaurant, further living accomodation; gites.....

Behind the house is are beautiful, mature gardens with palm trees and a large tower and stunning pigeonier typical of Lot et Garonne.

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

LOCAL TAXES

Taxe foncière: 1974 EUR

NOTES