

Incredible estate 'en pierre' in this highly sought-after area.



INFORMATION

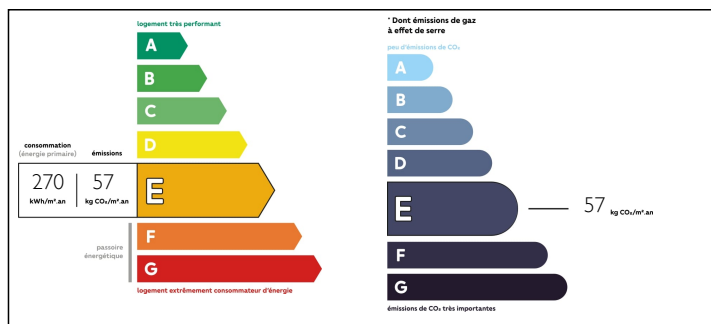
Town:	Saint-Eutrope-de-Born
Department:	Lot-et-Garonne
Bed:	8
Bath:	4
Floor:	546 m2
Plot Size:	40149 m2

IN BRIEF

Close to Villereal and Monflanquin, in the most spectacular part of the Saint Eutrope de Born countryside, this magnificent stone property is not to be missed. The domaine oozes charm.



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.



LOCAL TAXES

Taxe foncière: 2471 EUR

NOTES

DESCRIPTION

This collection of beautiful stone buildings found at the end of a long, spectacular driveway, comprises a large main house of approximately 450 m², a second house of approximately 100m², a beautiful building with a dovecote to be renovated and a further large building to be renovated.

This estate of more than 4 hectares is surrounded by nature and offers magnificent views and incredible peace and quiet.

Outside, a 15 x 8 m heated swimming pool completes this magnificent setting.

A two-storey main residence comprising:

On the ground floor:

Living room
Study
Two bedrooms
Two bathrooms
Dressing room
Kitchen
Utility room

First floor:

Five bedrooms
One bathroom
A shower room
WC
A large attic

A covered terrace
A boiler
A rear terrace

Cellar in the basement

A gite on two levels
A small barn
A technical/heating room