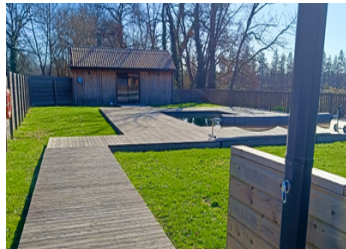


Estate with guest rooms, lodges, safari tents, possibility of extension Near town center and train station

## EXCLUSIVE



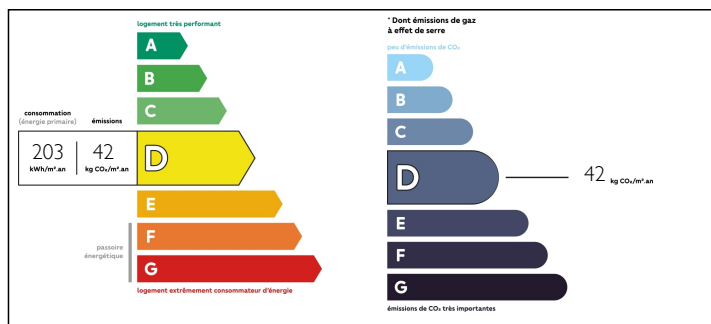
## INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	6
Bath:	5
Floor:	290 m2
Plot Size:	81818 m2

## IN BRIEF

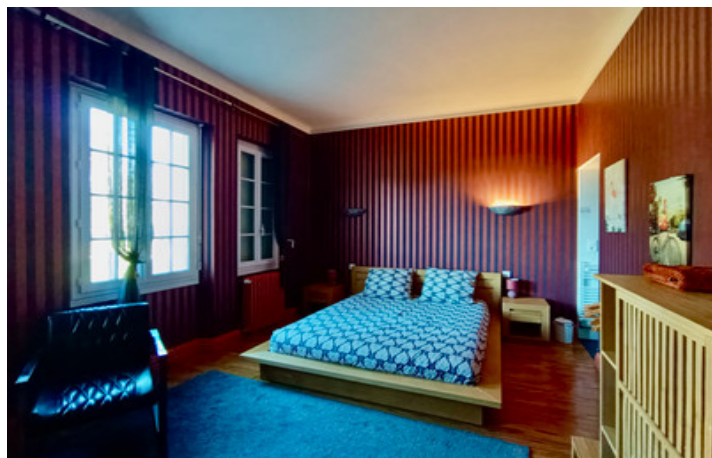
Close to Libourne and St Emilion, this estate is located in Coutras, a booming town. In this welcoming setting, on the edge of its private lake and heated swimming pool, are gîtes, safari tents, lodges (currently being delivered out of water and out of air) and 2 cabane carrelet studios. The site lends itself to tourist, wine tourism and hotel activities.

## 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

The Domaine is located in Coutras, in a calm and welcoming setting, on the banks of its private lake and heated swimming pool.

It includes guest rooms, two safari tents equipped with a Clim, a bathroom with a walk-in shower, and a private terrace with a breathtaking view of the lake; 2 guest house with a Ferret-style suite, a bathroom with a walk-in shower, and a private terrace.

There's also a games room and a relaxation area by the pool, and a small sandy beach with deckchairs by the lake for pedalos and paddle.

THIS ESTATE CAN BE DIVIDED INTO SEVERAL LOTS, while maintaining a common access to the lake; To have the view without the maintenance!

Example N°1 the main house and caretaker's house plus swimming pool

Example 2: two green areas on the edge of the lake that can accommodate housing on the lake without a building permit

Example n°3 the main house, the caretaker's house, the pool, the garages, the building zone and the lodge area.

Let's get started! anything is possible.

The estate is completed by lodges currently under construction, which will be ready for sale out of water and out of air, and by two studios on stilts, one of which will also be ready for sale.

In addition, a large independent garage (three doors) can accommodate several cars.

A project for a reception room has been drawn up and planning permission has been granted.

Part of the land is also available for building.

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Information about risks to which...

## NOTES