LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38840STR47 Price: 1 500 000 EUR

agency fees to be paid by the seller

Exceptional property with breathtaking views, swimming pool, renovated guest house and luxury amenities















INFORMATION

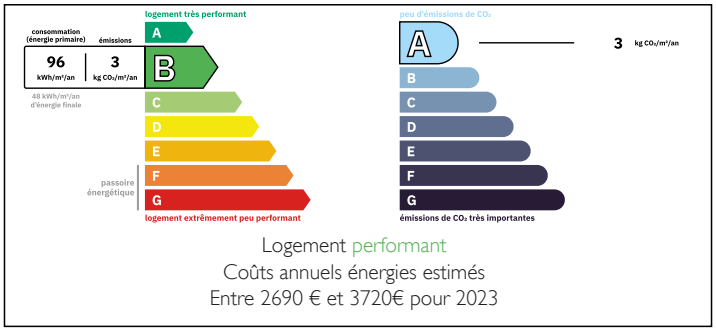
Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	8
Bath:	7
Floor:	485 m2
Plot Size:	23280 m2

IN BRIEF

Located in a commanding position, in the heart of a preserved natural environment, this remarkable property offers a unique living environment, combining elegance, comfort and tranquillity. Set on a vast 23,280 m² plot, it enjoys splendid views over the valley, with no overlooking properties, and offers rare amenities.

This rare property, with its undeniable charm, is ideal for a large family, a prestigious second home or a hospitality project. It combines generous volumes, noble materials, exceptional views and absolute tranquillity.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2690 € et 3720€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**6300 EUR**

NOTES

DESCRIPTION

As soon as you enter, you will be captivated by the generous proportions and abundant natural light. The ground floor opens onto a spacious, light-filled entrance hall leading to a fully equipped, functional and welcoming kitchen. The cosy and refined living room features a fireplace and offers panoramic views of the valley and swimming pool. An adjoining dining room completes this ideal reception area.

This level also includes two spacious bedrooms, each with its own private bathroom, a fitted dressing room and two separate WCs.

A magnificent wrought iron staircase leads you upstairs, where a central landing serves four bedrooms, all comfortable and bright. There are also four WCs, a bathroom, a shower room, a utility room and a second landing, providing a smooth and functional flow.

The basement is fully equipped for relaxation and storage. It includes a fully equipped gym, a sauna, a shower room, an additional bedroom, a boiler room, a double garage, a workshop and several storage rooms.

Outside, the property boasts a splendid 17-metre by 7-metre saltwater swimming pool, surrounded by several terraces, including a covered one, ideal for al fresco dining or relaxing in the shade. The landscaped garden extends over more than 2 hectares, offering a green and peaceful setting.

An 85 m² detached gîte, tastefully renovated, completes this exceptional property. It comprises two bedrooms, a bright living room, a shower room, a toilet and a laundry room, perfect for accommodating guests or developing a tourist business.

Information about risks to which this...