LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40495STR47 Price: 1 600 000 EUR

agency fees to be paid by the seller

Exceptional estate in South West France with manor house, 4 cottages, reception room and beautiful view.















INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	13
Bath:	12
Floor:	530 m2
Plot Size:	30907 m2

IN BRIEF

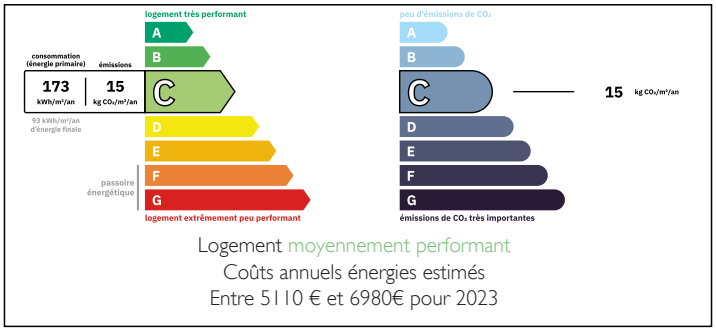
Nestled in the hills, surrounded by plum orchards and sunflower fields, on a rural road just outside the 13th-century village, lies the Maison de Maître, a simple yet impressive stone residence. The charming barns and dovecote have been carefully converted into luxury holiday accommodation.

Set in peaceful, green surroundings, this exceptional property offers a rare combination of buildings, ideal for a large family, a hospitality project or an events business.

About an hour and a half from Bordeaux and Toulouse,

the Lot-et-Garonne region, which takes its name from the two main rivers that flow through it, is nicknamed the 'French Tuscany' and is perfect for discovering the true French way of life with its many weekly markets, terrace cafés and restaurants, wine tastings, antique fairs, river boat trips .

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5110 € et 6980€ 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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NOTES

DESCRIPTION

Spacious and elegant mansion comprising:

-Large entrance hall
-Fully equipped kitchen with laundry room
-Two living rooms, one dining room
-Six bedrooms, three bathrooms, two shower rooms

air conditioning

Converted basement with games room, shower room and utility room

Outbuildings and accommodation
Adjoining outbuilding with function room (weddings, seminars, etc.)

Detached outbuilding with three independent gîtes
GÎTE 1: living room, shower room, bathroom, two bedrooms
GÎTE 2: living room, bathroom, one bedroom
GÎTE 3: living room, three bedrooms, bathroom, shower room

GITE 4: Renovated dovecote with an additional gîte with a living room, one bedroom, one shower room

An outbuilding used as a workshop that could be converted into an additional gîte

An open shed-style outbuilding used as a covered car park
Parking for around thirty vehicles

Well-maintained, natural grounds
Balcony, terraces

Saltwater heated swimming pool, private pond

Heat pump, reversible air conditioning, micro station

Wooded grounds of approximately 11,119 m²

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