LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40988SGU46 Price: 599 000 EUR

agency fees to be paid by the seller

Breathtaking modern retreat with pool, panoramic views & sustainable design in an idyllic Lot Valley.















INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	6
Bath:	2
Floor:	205 m2
Plot Size:	2230 m2

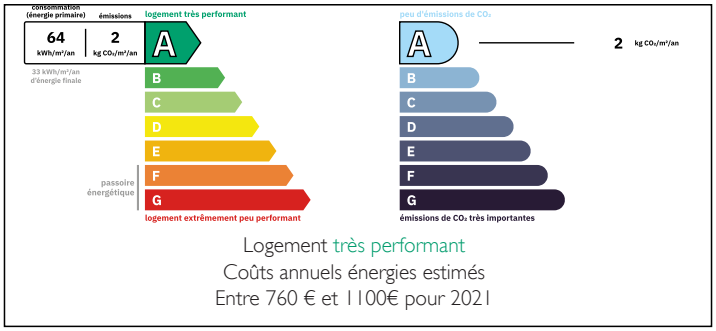
IN BRIEF

A home that embraces sunshine, calm, and sweeping greenery at every turn. Thoughtfully designed for effortless living, this haven feels open, airy, and beautifully connected to nature. Generous volumes, peaceful corners, and crafted finishes create an atmosphere of modern ease, while large glass openings invite the outdoors in.

Every space feels considered — practical yet uplifting, stylish without excess. Outside, terraces and landscaped grounds encourage long lazy afternoons, quiet coffee moments, and unforgettable summer evenings beneath vast skies.

A retreat made for both relaxation and inspiration, wrapped in views that change with the light and seasons. Rural charm meets contemporary comfort — a place to breathe deeply, live well, and feel truly at home.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 760 € et 1100€ pour 2021

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: **755 EUR**

NOTES

DESCRIPTION

Set high above the rolling Lot Valley, this striking contemporary home captures the essence of modern French living — space, light, and a seamless connection to nature. Built with sustainability and style at its heart, it combines sleek architecture with comfort and calm, offering panoramic views, refined interiors, and exceptional energy efficiency.

From the moment you arrive, the tone is set by landscaped gardens, mature trees, and an inviting sense of privacy. A gently sloping drive leads to a spacious carport and the elegant entrance — a home designed for both simplicity and sophistication.

Inside, an airy and welcoming entrance hall opens onto a space where form meets function. Designed for effortless living, the main rooms flow across a single level, bathed in natural light and finished in calm, neutral tones that highlight the home's understated elegance.

To the right, the heart of the home awaits — a breathtaking open-plan living space of 55.71 m² comprising kitchen, dining, and lounge areas. Panoramic picture windows frame sweeping, ever-changing countryside views, equipped with sunshades for comfort on summer days.

The sleek modern kitchen features high-end appliances — steamer, microwave, oven, Miele dishwasher and extractor, induction hob, and Liebherr fridge — with glossy cabinetry and granite worktops. A discreet staircase tucked behind a door leads to the lower level, maintaining privacy and a natural separation of space. Double patio doors open onto the wooden terrace and salt-water pool, creating seamless indoor–outdoor living — perfect for long sunny days and relaxed evenings...