LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41156NJD47

Price: 530 000 EUR

agency fees to be paid by the seller

Elegant Country Residence with 2.5 ha, Pool & Outbuildings – Close to Nérac















INFORMATION

Town:	Lasserre
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	250 m2
Plot Size:	25000 m2

IN BRIEF

An impressive and beautifully maintained character property set in over 2.5 hectares of peaceful, mature grounds, just a short drive from the historic town of Nérac. Offering 250–300 m² of living space, 10 rooms, 6–8 bedrooms, a large swimming pool, covered terrace, and numerous outbuildings including a barn with renovation potential, this estate is ideal as a family home, holiday retreat, or gîte/guesthouse project. A rare opportunity for those seeking tranquillity, space, and development possibilities in the heart of the Lot-et-Garonne.

ENERGY - DPE

DPE not required.

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: **1680 EUR**

NOTES

DESCRIPTION

Set in an idyllic rural location surrounded by mature trees and total privacy, this charming residence offers the perfect blend of authentic character and generous living spaces—all within easy reach of shops, services, and the vibrant weekly market of Nérac.

Ground Floor:

A spacious and inviting entrance hall leads into the bright main living areas:

Large living room with feature fireplace (28 m²)

Country-style kitchen and dining room—ideal for family gatherings and entertaining (36 m²)

2 comfortable bedrooms (23.5 m² and 11.5 m²)

A study perfectly suited for remote working (16 m²)

Bathroom with shower (6 m²)

Separate WC (2 m²)

Practical utility/laundry room (4 m²)

First Floor:

Designed for flexibility and comfort, the upper level offers ample space for family or guests:
Charming mezzanine lounge/library area (13 m²)

Up to 6 additional bedrooms (28.5 m², 17.5 m², 25.5 m², 12 m², 9.5 m², 17 m²)

Bathroom (5 m²)

Shower room (7 m²)

Two WCs (including one...