LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42492AW47 Price: 979 000 EUR

agency fees to be paid by the seller

Exceptional Country Estate with Pool, Guest Apartment, Barns & Stunning Views over its own Lake







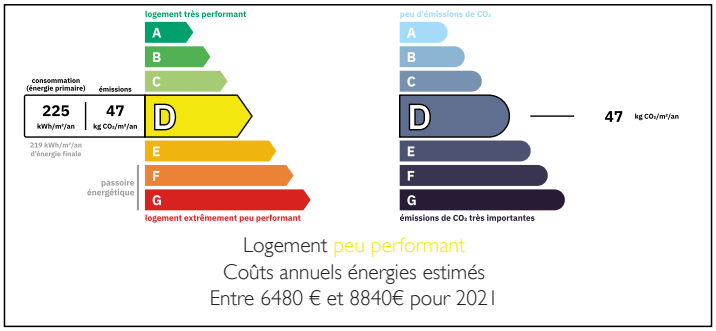








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6480 € et 8840€ pour 2021

INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	378 m2
Plot Size:	33805 m2

IN BRIEF

Set within just over three hectares of beautiful grounds, this exceptional historic stone residence effortlessly blends period character with refined modern living, offering both elegance & remarkable versatility.

The property is approached via a stunning tree-lined driveway, creating a memorable arrival. The accommodation is set over 2 levels, providing outstanding guest accommodation & flexibility.

A luxurious summer kitchen & relaxation area overlook the impressive swimming pool, which is surrounded by a terrace offering breathtaking views across the garden, a private lake, pasture for horses & the rolling countryside beyond.

Completing the property are two substantial barns: one currently housing stables & a 2nd, offering excellent potential for conversion.

This rare & captivating property offers an exceptional lifestyle opportunity combining history, space & endless potential in a truly idyllic setting.

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.

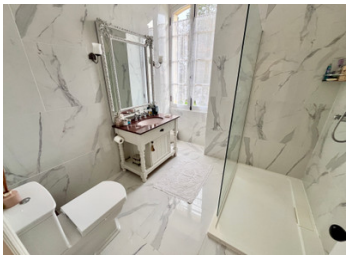
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LOCAL TAXES

Taxe foncière:	**2602 EUR**

NOTES

DESCRIPTION

Main House

Approaching the property, the driveway is framed by majestic trees believed to be between 200 and 300 years old.

The main floor opens into a grand and graceful entrance hall (12m2) leading to a spacious living room (35m2) with a fabulous wood burner, an elegant dining room (27m2) and a fully equipped kitchen (40m2) with a central island and little balcony overlooking the garden and is perfectly suited to both everyday living and entertaining.

This level also offers two generously sized bedrooms (23m2 & 11m2) each benefiting from its own bathroom (4m2 & 3m2) plus a walk-in dressing room (4.5m2.) You will also find an office, 2 separate WC's and a practical utilities room.

The lower level provides outstanding guest accommodation and flexibility, featuring a large reception/living area (32m2) and three bedrooms (35m2, 25m2 & 11m2) one of which enjoys an en-suite shower room (5m2) plus, an additional bathroom (8m2.) With its own private entrance, this level lends itself perfectly to conversion into a self-contained apartment - subject to the necessary permissions.

Pool and Outdoor Area

Outdoors, the property truly comes into its own. Relax under the covered terraced area over-looking the pool (12 x 6) and enjoy the stunning views. Here you will find a summer kitchen, entertainment area & convenient outdoor WC.

Outbuildings / Barns

There are 2 impressive barns, one with stables and separate tool shed (315m2) and a second (147m2) accessible via an independent entrance, which could be converted to provide further accommodation providing income potential.

Additional features...