LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43419NJD47 Price: 675 000 EUR

agency fees to be paid by the seller

Exceptional country estate with lake, guest accommodation & pool















INFORMATION

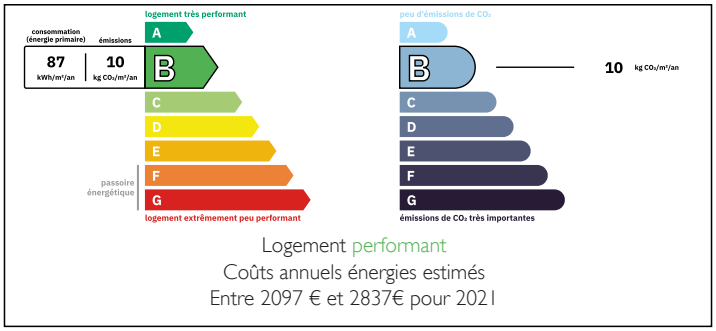
Town:	Sainte-Maure-de-Peyriac
Department:	Lot-et-Garonne
Bed:	0
Bath:	10
Floor:	520 m2
Plot Size:	37000 m2

IN BRIEF

Set in the heart of the Gascon countryside, this exceptional estate offers over 500 m² of versatile accommodation across a characterful main house, a substantial guest house and an independent chalet.

Surrounded by 3.7 hectares of beautifully maintained grounds, complete with a private lake and swimming pool, the property combines tranquillity, privacy and considerable potential. The property is currently operated as a gîte business, offering an excellent opportunity for buyers seeking a lifestyle project or income-generating venture (subject to necessary permissions), while remaining equally suited as a spacious family home.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2097 € et 2837€ 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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NOTES

DESCRIPTION

Nestled within gently rolling countryside, this impressive estate presents a rare opportunity to acquire a home of both scale and flexibility.

The property comprises a generous main house (approx. 251 m²) and a large guest house (approx. 268 m²), together providing extensive accommodation ideal for hosting guests or continuing the existing gîte activity. A charming independent wooden chalet (approx. 29 m²) adds further self-contained living space, perfect for seasonal rental or private use.

The grounds are a defining feature of the property. A private lake, stocked with carp, provides a peaceful and attractive focal point, enhancing the sense of space and offering additional leisure appeal. The swimming pool and its covered terrace create an inviting setting for outdoor dining and relaxation, with the fully enclosed pool (approx. 12m x 6m) offering a gentle depth ranging from 1m to 1.5m, ideal for both relaxed enjoyment and family use.

Inside, the property offers well-balanced volumes with multiple reception rooms and generous bedroom accommodation. The flexible layout lends itself naturally to a gîte or chambres d'hôtes activity, wellness retreats, or multi-generational living (subject to necessary permissions).

Location and access:

The property is ideally positioned in the commune of Sainte-Maure-de-Peyriac, close to the border of the Gers, in a highly sought-after area known for its rolling countryside, vineyards and picturesque bastide villages.

Sos – approx. 5 minutes: a charming village with shops, restaurants and a weekly market
Nérac – approx. 25 minutes: historic town with excellent amenities, cafés and riverside walks
Condom – approx. 30 minutes:...