LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44792SOM81 Price: 850 000 EUR

agency fees to be paid by the seller

Incredible country house estate with 6 dwellings, extensive grounds, ideal for horses, 15 mins from town















INFORMATION

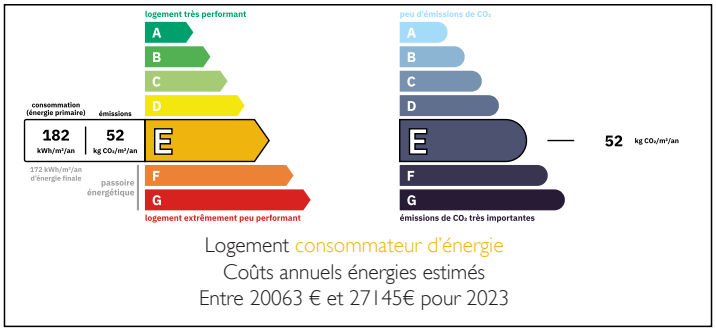
Town:	Sorèze
Department:	Tarn
Bed:	20
Bath:	8
Floor:	1176 m2
Plot Size:	106467 m2

IN BRIEF

Unusual domaine/country estate consisting of a large former hunting lodge with 11 bedrooms, library/music room, billiard room, several reception rooms, and incorporating a three-bedroom caretaker's home. Also on the property, clustered around walled gardens are four further houses. Each has its own garden. Rental income from two of the houses is already in place. Scope for modernisation and improvement whilst retaining the character of a 19th-century aristocratic hunting estate. Ideal for equestrian, eco-, events, weddings, retreats and tourism projects.

The feeling here is of pure peace. The small lake, stream and spring add the charm of water. The meadows and woodlands offer space and isolation. The views of the distant Pyrenees bring the drama. There is potential in this place for so many projects. The inspiration is here, you'll need to bring the capacity to take this domaine into...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 20063 € et 27145€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44792SOM81 Price: 850 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**10254 EUR**

NOTES

DESCRIPTION

Drive into the hills above Sorèze, turn off along a quiet back road, don't get distracted by the glimpses of the Pyrenees beyond the woods and meadows, and arrive at this place of beauty and peace. We'll approach the property in the most logical order possible, starting with the big house. All of the public rooms on the ground floor feature parquet flooring, wooden panelling and mouldings, fireplaces and casement windows reaching upwards to the 3.5 m-high ceilings. Central heating.

On the north side, enter via a stone vestibule into a spacious entrance hall (28 m²). Stairs to the left, a reception room to the right and ahead, access to the long central hallway. This would make the perfect reception area for any business activity, with easy vehicle access and, potentially, parking.

Almost 40 metres in length, the central corridor/gallery runs the entire length of the house from east to west and gives access to each of the rooms. Decorative stone tile floor. Casement windows at each end.

Proceeding along the gallery, first to the right, we find a second door into that first reception room, window to the north, dark marble fireplace, wooden floorboards. (27m²)

Past this reception room, we come to the more utilitarian areas of the house. A kitchen with modern fitted units and appliances along one wall, cabinets beneath and over. On the opposite wall, the old fireplace housing the original range cooker. Glazed external door. Tomette terracotta floor tiles. (19 m²)

A side...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr