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Ref: A45529ANS47 Price: 330 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (315 000 EUR without fees)

Large property with 6-room house, barn, dovecote, chicken coop, large wooded lot.















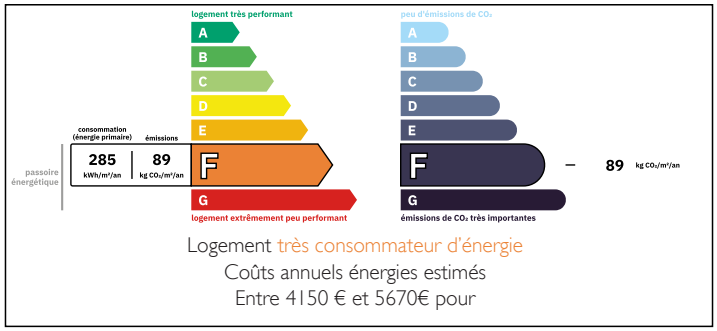
INFORMATION

Town:	Saint-Quentin-du-Dropt
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	57398 m2

IN BRIEF

Near Castillonnes, in the commune of St Quentin du Dropt, you will discover this 18th-century property comprising a stone manor house of approximately 160m², a dovecote, and a detached barn with a carport.
Surrounded by a 5.7-hectare park, partially wooded with century-old trees (ash, chestnut, and walnut), this property is distinguished by its peaceful setting with no immediate neighbors, yet close to amenities.
From the moment you enter, the spaciousness and light captivate visitors. The ground floor consists of a living/dining room, a fully equipped kitchen opening onto a large veranda. This layout combines conviviality and functionality. The sleeping area includes three bedrooms.
The attic is partially converted with a bedroom and offers the potential to significantly increase the living space.
Each room reveals the elegance of its period features: original tiles, fireplace, and parquet flooring – a true journey back in time.

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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

This property has excellent potential as a family home, but also as a business opportunity with the possibility of creating one or more gîtes (holiday rentals).

Property Features:
- Land: 57,398 m²
- Barn: Approximately 400 m²
- Dovecote (1st floor): 25 + 25 m² (convertible into a gîte)
- Dovecote with fireplace

- Natural wood flooring upstairs
- Bright rooms
- Entrance hall/living/dining room/kitchen: 52 m²
- 3 bedrooms: 15 m², 18 m², 19 m²
- Shower room: 7 m²
- Veranda: 38 m²
- Attic: 66 m²

- Space for a swimming pool
- Fitted kitchen
- Oil-fired central heating
- Septic tank (non-compliant but functional)

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr