LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45536ANS47 Price: 749 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (706 604 EUR without fees)

Exceptional property comprising a main house, dovecote with bedroom, gîte, shed, garage,







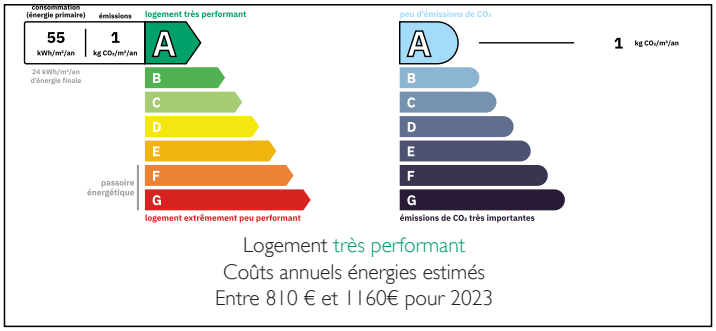








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INFORMATION

Town:	Lédat
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	320 m2
Plot Size:	4150 m2

IN BRIEF

Nestled in a prime setting, this superb, fully renovated 18th-century local stone house elegantly blends authentic charm, spacious interiors, and modern comfort.

This U-shaped property complex comprises a main house, a dovecote converted into a studio, and a highly comfortable guest cottage, all set within expansive, tree-filled grounds.

Boasting light-filled living areas, the main house impresses from the moment you enter with its distinctive, refined atmosphere. Adjoining the fully equipped kitchen, the "cathedral-style" living room and dining area offer magnificent, open-plan spaces that flow seamlessly outdoors—perfect for hosting family and friends in a welcoming setting. A study and a home cinema complete this harmonious layout. From the entrance, a black steel and tempered glass walkway leads to a mezzanine level featuring three bedrooms, a dressing room, a bathroom, and a separate toilet.

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.

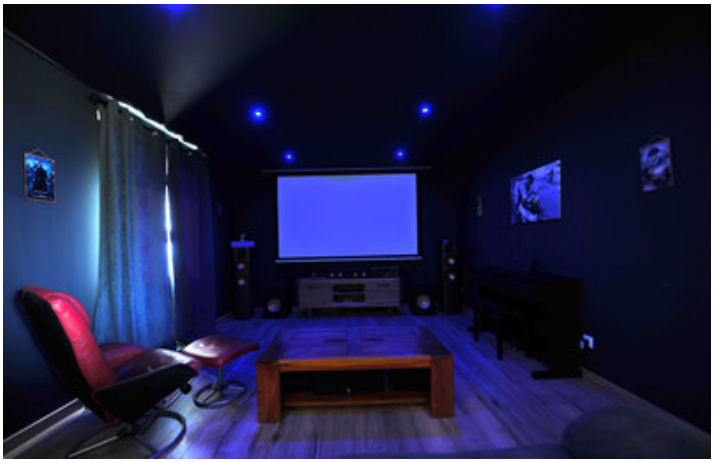
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LOCAL TAXES

Taxe foncière:	**691 EUR**

NOTES

DESCRIPTION

This beautiful country residence is ideally located just 3 minutes from the charming village of Lédat, 10 minutes from Villeneuve-sur-Lot, and 45 minutes from Bergerac Airport.

Divided into three distinct sections, the property comprises a main residence (a converted barn of approximately 210 m²), a dovecote (25 m²), and a gîte (the former main house, 110 m²).

Main residence features:

A magnificent entrance and living/dining area spanning 70 m². Recently renovated, this exceptional space forms the heart of the home. It boasts a cathedral ceiling, exposed stone walls, wooden beams, and underfloor heating with travertine flooring (Turkish stone). Sleek, panoramic floor-to-ceiling windows enhance the property's elegance and flood the space with pleasant natural light.

A fully equipped 23 m² kitchen adjoins the entrance and offers views over one of the three terraces. An office and a home cinema room (32 m²) complete the ground floor layout.

A sleekly designed walkway leads to three bedrooms (13 m², 18 m², and 13 m²), a bathroom (9 m²), a separate toilet, and a dressing room (16 m²) featuring a central island.

Dovecote features:

The dovecote (approx. 26 m²) has been converted into a bedroom with an en-suite shower room and toilet. It is equipped with reversible air conditioning.

Gîte features:

Formerly the main residence, the 110 m² gîte—which includes a 33 m² terrace—is currently being finished and will be ready for use by the time of sale. Restoration is nearing completion; the work reflects the same spirit as the main residence, with meticulous attention paid to...