LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46124FEV46 Price: 799 000 EUR

agency fees to be paid by the seller

Exceptional Country Estate in the Lot – Turnkey Property with Gîtes, Guest Accommodation and Private Residence















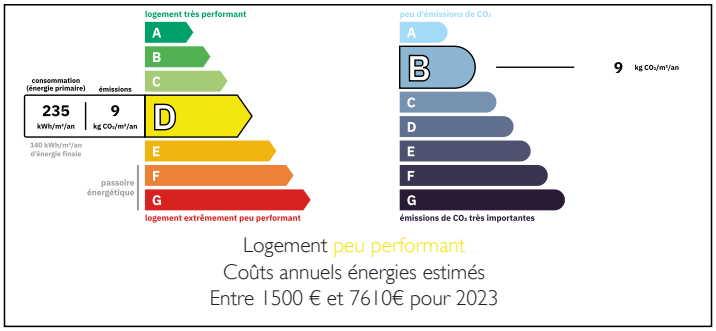
INFORMATION

Town:	Pontcirq
Department:	Lot
Bed:	12
Bath:	7
Floor:	432 m2
Plot Size:	12500 m2

IN BRIEF

Discover a beautifully restored country estate in the heart of the Lot, offering three fully equipped gîtes, elegant guest accommodation and a spacious private residence. Set in peaceful surroundings just minutes from picturesque villages, this turnkey property combines authentic French charm with outstanding comfort and excellent income potential. An exceptional opportunity for those seeking a luxury lifestyle, a hospitality business or a unique family estate in South-West France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1500 € et 7610€ 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: A46124FEV46 Price: 799 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2082 EUR**

NOTES

DESCRIPTION

Nestled in the heart of the Lot, surrounded by rolling countryside and just minutes from some of the region's most beautiful villages, this exceptional estate offers a rare combination of tranquillity, privacy and lifestyle.
Local markets, charming restaurants and the authentic atmosphere of South-West France are all within easy reach, while the estate itself provides a peaceful retreat immersed in nature.

From the moment you arrive, it is clear that this is a place where you will want to stay.
Meticulously maintained and finished to an exceptional standard, the property is offered in true turnkey condition.
The estate comprises three fully equipped holiday gîtes, two elegant guest rooms, and a spacious private residence, providing a total of ten bedrooms. Its versatile layout makes it equally suitable as a family home, a hospitality business, a holiday rental investment, multi-generational living or a combination of private and commercial use.

The property consists of:

Private Residence with Guest Rooms (approx. 175 m²)
The main house forms the heart of the estate.
The ground floor offers a spacious sitting room (32 m²), a large kitchen, (18 m²) a bedroom (14 m²) with attached a bathroom in the beautiful vaulted stone cellar (8 m²). Here you also find the technical areas and storage space.
Upstairs are the elegant Blue Room (17,5 m²) the charming Pigeonnier Room (12 m²) with its unique tower room (8 m²), a dressing room or office (9 m²) an ironing room or additional bedroom (12,5 m²), together with several bathrooms and separate toilets.
Several rooms are currently operated successfully as Bed & Breakfast...