

Exceptional historic Manoir with panoramic views, infinity pool, gîte & 17 ha, Quercy Blanc.



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Courbiac       |
| Department: | Lot-et-Garonne |
| Bed:        | 8              |
| Bath:       | 7              |
| Floor:      | 465 m2         |
| Plot Size:  | 176119 m2      |



## IN BRIEF

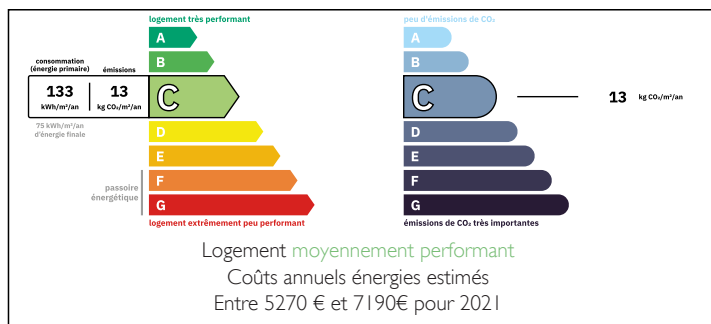
Dominating the rolling countryside, this exceptional historic manoir offers a rare blend of heritage, privacy and modern comfort. Set within approximately 17 ha of meadows, woodland and natural spring, it enjoys breathtaking panoramic views and complete tranquillity.

The beautifully renovated main residence retains magnificent period features including stone fireplaces, oak floors and elegant architectural details. It offers generous reception rooms, a large kitchen, office/library and 5 spacious en-suite bedrooms, all enjoying spectacular views.

A charming 3-bedroom guest cottage provides additional accommodation, while the superb 210 m<sup>2</sup> renovated stone barn offers exceptional entertaining space, ideal for weddings, retreats or events. A pigeonier, garage and stables complete the property.

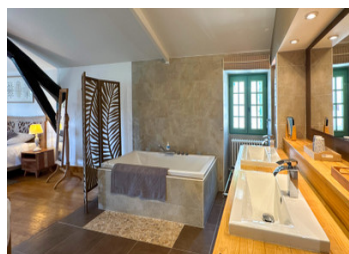
Outside, landscaped gardens surround a 10 x 15 m saltwater infinity pool and boules court.

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 2894 EUR**

## NOTES

## DESCRIPTION

### MANOIR GROUND FLOOR:

Kitchen (33 m2)

Pantry/utility area (13,5 m2)

Boiler room (9,8 m)

Living room (41 m2) with fireplace, sliding doors to garden with pool

Dining room (38,75 m2) with fireplace, with door to secret room (4 m2) with safe

Office/library (39 m2)

Entrance hallway (7 m2) with WC (3,9 m2)

Salon (48 m2) with stairs to first floor

### MANOIR FIRST FLOOR:

Landing/hallway (5,7 m2) with WC (1,8 m2)

Bedroom 1 (39,25 m2) with wood flooring, with en suite bathroom (8,65 m2) with twin basin, bath, shower and WC

Hallway (29,4 m2)

Bedroom 2 (30 m2) with en suite bathroom (8,3 m2) with twin basin, bath/shower, WC

Bedroom 3 (16,3 m2) with en suite shower room (6,55 m2) with wash basin, shower, WC

Hallway (8,35 m2) with integrated storage cupboards

Bedroom 4 (34,5 m2) with stunning views towards Tournon d'Agenais, the garden and pool, with en suite shower room (7 m2) with wash basin, shower and WC

Bedroom 5 (23 m2) with private shower room (6,3 m2) with wash basin, shower and WC

### MANOIR LOWER GARDEN LEVEL:

Vaulted room (27,8 m2) with secret staircase to the ground floor dining room

Two additional rooms (18,7 m2 and 17 m2) to be renovated

This area could easily be converted into a separate studio.

### GUEST COTTAGE:

#### GROUND FLOOR:

Entrance hall (8 m2)

Living room (21 m2) with fireplace

Dining room (25,5 m2) with exterior door towards terrace

Kitchen (10,25 m2)