LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46470NK47 Price: 1 299 000 EUR

agency fees to be paid by the seller

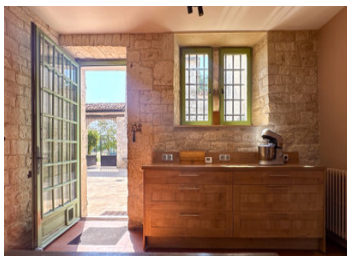
Exceptional historic Manoir with panoramic views, infinity pool, gîte & 17 ha, Quercy Blanc.







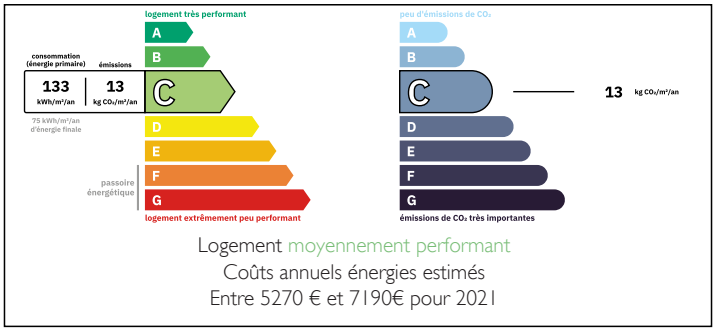








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5270 € et 7190€ pour 2021

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 m² renovated stone barn offers exceptional entertaining space, ideal for weddings, retreats or events. A pigeonnier, garage and stables complete the property.

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

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: A46470NK47 Price: 1 299 000 EUR

agency fees to be paid by the seller







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)