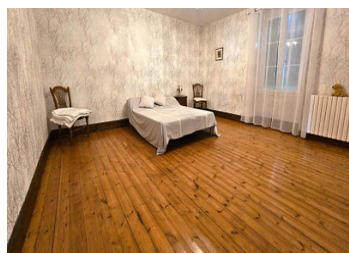


32-hectare estate featuring a main house, a small house, a hangar, a workshop, a barn, a private lake, and out



INFORMATION

Town:	Saint-Pastour
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

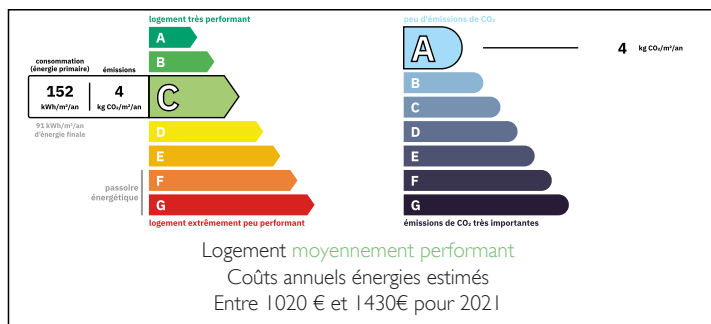


IN BRIEF

Come and visit a rare find: a magnificent, sprawling estate of approximately 33 hectares, situated at the end of a private lane. Nestled in an exceptional setting—free from passing traffic, noise disturbances, or overlooking neighbors—this property offers a true haven of peace. The main stone house (approx. 130 m²) is ready for immediate occupancy. The ground floor features a living area with an open-plan kitchen and lounge, three bedrooms, a shower room, a toilet, and a laundry room. There is also a cellar and an attic (approx. 100 m²) with high ceilings that could easily be converted into additional living space.

Additional buildings include a secondary house (approx. 80 m²) in need of renovation, a two-level stone barn (approx. 270 m²) with a carport and garage, a fully fitted food processing building (approx. 125 m²), a tobacco drying shed...

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.



DESCRIPTION

Located 20 minutes from Villeneuve-sur-Lot and 40 minutes from Bergerac Airport, this 33-hectare estate forms a single, contiguous block comprising farmland, meadows, woodland, a private lake, a well, four springs, and a drainage system. It is a water-autonomous property—unfragmented and held in one piece—making this specific configuration particularly rare.

Comfort features:

Heat pump (2019), double glazing, insulated attic, wood-burning stove, 2024 façade renovation, and an Energy Performance Certificate (DPE) rating of C.

Conclusion:

This property combines authenticity, tranquility, and potential. Its unspoiled setting, cultivated farmland, and numerous outbuildings make it an ideal choice for a primary residence, a tourism-based venture, an agricultural or equestrian business, or simply for peaceful living in a privileged natural environment. You are not obliged to keep the estate as a whole; depending on your plans, the house, the professional buildings, and the land can be separated.

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

NOTES