





EXCEPTIONAL COUNTRY ESTATE, SUITABLE FOR HORSES (22 HA), ITS OWN LAKE, GUEST APPARTEMENT AND SWIMMING POOL

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ESTATE, SUITABLE FOR
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LAKE, GUEST
APPARTEMENT AND
SWIMMINI





#### PROPERTY FACT FILE

REFERENCE A32310GIP47

PRICE € 955,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 6

BATHROOM 3

ACCOMMODATION 360 m<sup>2</sup>

LAND 220000 m<sup>2</sup>

TOWN Eymet

**DEPARTMENT** 

LOCATION 50km or less to airport

TYPE Maison de Vacances, House,

Country House

CONDITION

FEATURES Swimming Pool, Other Drainage,

Lake

\*Price based on current exchange rate which is subject to change





- Your own nature reserve / sanctuary
- Beautifully maintained and modernised
- 22 hectares fenced land, pasture & woodland
- Spring Fed Lake of approx I H
- Also ideal for Horses

Situated at the end of a country lane, electric gates open to allow you into the grounds of this most impressive and beautifully maintained country property. Originally built in the late 70s with hints of Art Deco and recently modernised the property includes a spacious main residence, a separate guest appartement, outbuildings, a lake and

#### **DESCRIPTIF**

The property has just been completely renovated and refurbished.

#### Ground floor

Entrance hall I  $(8,5m^2)$  with stairs to lower floor appartment Second entrance hall 2  $(8.5m^2)$  with stairs to first floor bedrooms Sitting room  $(42m^2)$  with beautiful fireplace and door to terrace Dining room  $(28m^2)$ 

Kitchen (24m²) fully fitted and equipped in 2024, with door to pantry(6m²)

Inner hall (8.5m<sup>2</sup>)

Bedroom I (23.8m²) with fitted wardrobes

Bathroom (12m²) with washbasin, bath, walk-in shower and WC.

Bedroom 2 (12m<sup>2</sup>)

Covered terrace (52m²)

First floor

Landing (22m<sup>2</sup>)

Bedroom 3 (20m²) with built-in wardrobes

Bedroom 4 (13.5m²) with built-in wardrobes

Shower room (3.7m²) with washbasin, shower and WC

Attic (35m²)

Garden level (integrated guest flat)

Corridor (8.2m<sup>2</sup>) with door to garage

Storage room (IIm<sup>2</sup>) with built-in cupboards

Living room (30m²) with fireplace and glass door to conservatory

Kitchen (15m²) fully equipped and recently installed

Veranda (14.5m<sup>2</sup>) with door to private covered terrace (24m<sup>2</sup>)

Entrance hall (12.5m<sup>2</sup>)

Bedroom 5 (15m<sup>2</sup>)

Bedroom 6 (16.5m²) with built in wardrobes

Shower room (8.3m²) with washbasin, shower and WC

Garage (65m<sup>2</sup>) with electric door, kitchen units, plumbing for washing machine, electric socket for car charging and conversion box for solar

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A32310GJP47

COMPLETE FILE AND PHOTO ON REQUEST

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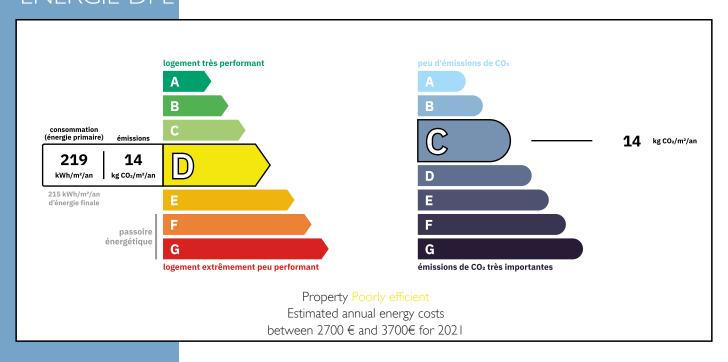


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Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

## **ENERGIE-DPE**



### NOTICE

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# CONTACT

Réf :A32310GJP47 FILE COMPLETE AND PHOTOS ON REQUEST



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