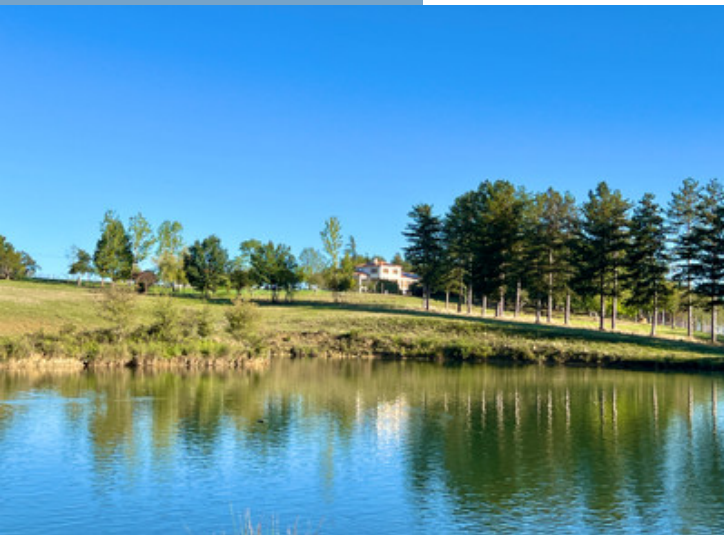




EXCEPTIONAL COUNTRY ESTATE, SUITABLE FOR  
HORSES (22 HA), ITS OWN LAKE, GUEST  
APPARTEMENT AND SWIMMING POOL

www.leggettprestige.com

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LAKE, GUEST  
APPARTEMENT AND  
SWIMMIN...



## PROPERTY FACT FILE

REFERENCE	A32310GJP47
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 1 H
- Also ideal for Horses

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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 1 (8,5m<sup>2</sup>) with stairs to lower floor apartment  
 Second entrance hall 2 (8,5m<sup>2</sup>) with stairs to first floor bedrooms  
 Sitting room (42m<sup>2</sup>) with beautiful fireplace and door to terrace  
 Dining room (28m<sup>2</sup>)  
 Kitchen (24m<sup>2</sup>) fully fitted and equipped in 2024, with door to pantry(6m<sup>2</sup>)  
 Inner hall (8,5m<sup>2</sup>)  
 Bedroom 1 (23,8m<sup>2</sup>) with fitted wardrobes  
 Bathroom (12m<sup>2</sup>) with washbasin, bath, walk-in shower and WC.  
 Bedroom 2 (12m<sup>2</sup>)  
 Covered terrace (52m<sup>2</sup>)

### First floor

Landing (22m<sup>2</sup>)  
 Bedroom 3 (20m<sup>2</sup>) with built-in wardrobes  
 Bedroom 4 (13,5m<sup>2</sup>) with built-in wardrobes  
 Shower room (3,7m<sup>2</sup>) with washbasin, shower and WC  
 Attic (35m<sup>2</sup>)

### Garden level (integrated guest flat)

Corridor (8,2m<sup>2</sup>) with door to garage  
 Storage room (11m<sup>2</sup>) with built-in cupboards  
 Living room (30m<sup>2</sup>) with fireplace and glass door to conservatory  
 Kitchen (15m<sup>2</sup>) 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 (16,5m<sup>2</sup>) with built in wardrobes  
 Shower room (8,3m<sup>2</sup>) 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

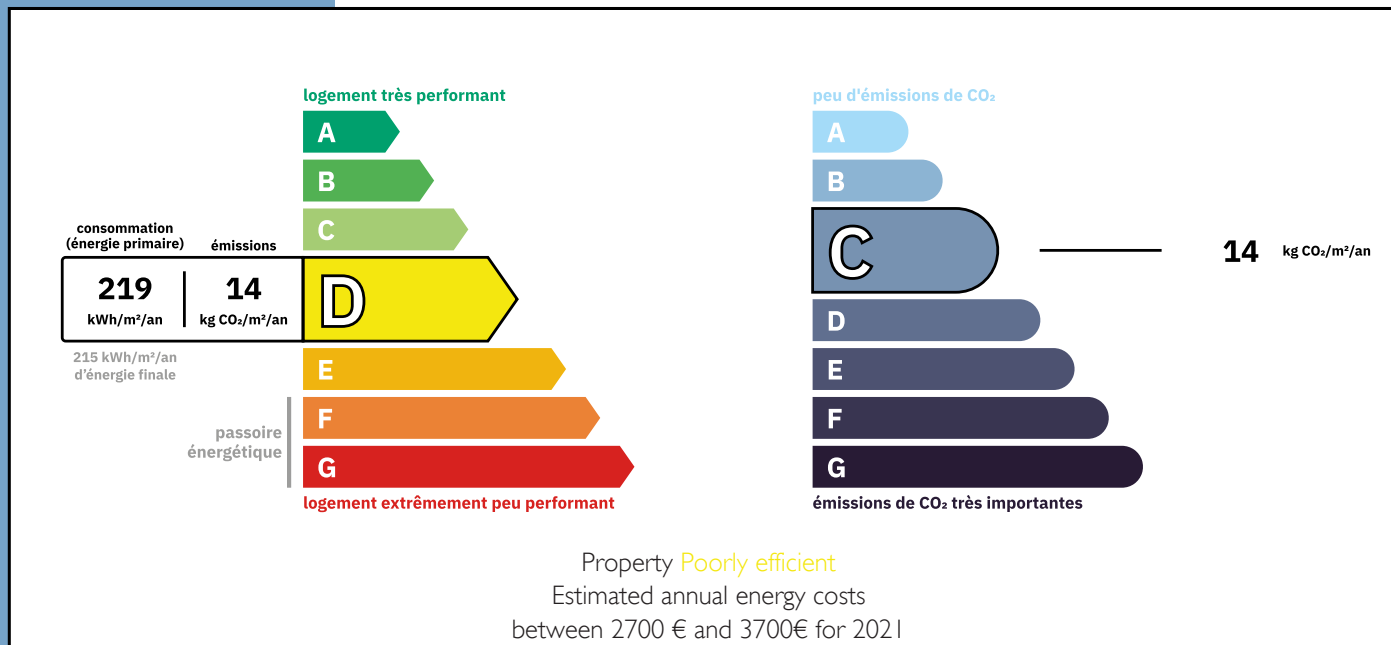


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A32310GJP47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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