



GASCONY'S HIDDEN HISTORIC TREASURE



PROPERTY FACT FILE	
REFERENCE	A36454LIS32
PRICE	€ 550,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	537 m ²
LAND	29000 m ²
TOWN	Vic-Fezensac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



On the historic grounds of a former château linked to Jean III Bilhères de Lagraulas, this 510 m² residence set in 3 hectares of parkland blends heritage and charm. With 10 bedrooms, a convertible attic, vaulted cellars ideal for a wine collection, a 200 m² outbuilding with a new roof, and a 12x6 m pool, it offers space and potential for a family

DESCRIPTIF

Set in the heart of a lush 3-hectare park, this exceptional property stands on the former site of the château owned by the family of Jean III Bilhères de Lagraulas. In 1473, he became Bishop of Lombez, then served as ambassador of King Louis XI to the Pope. He is best known for commissioning a Pietà in 1498 from a then-unknown young Florentine artist — Michelangelo, only 25 years old. Upon request, I can provide supporting documentation attesting to the property's remarkable historical significance.

The soul of the past lives on through features like a grand fireplace and expansive cellars, true witnesses to a rich heritage.

Offering 510 m² of living space across two levels, the house includes 10 bedrooms. While in overall good condition, some renovation is required — particularly electrical, plumbing, joinery, and paintwork — to fully unlock its potential.

On the ground floor, a stunning 94 m² cross-shaped hallway leads to a generous 46 m² living room, a study/library, six bedrooms (some with ensuite shower rooms), a kitchen, a dining room, a laundry room, and two separate toilets.

Upstairs, four additional bedrooms — three with ensuite bathrooms or shower rooms — and an independent toilet complete the sleeping quarters.

A large, 128 m² attic space remains to be converted and offers excellent potential for a games room, home cinema, guest rooms, or creative projects.

Outside, a south-facing shaded terrace overlooks a 12x6 m swimming pool, perfect for r

More Online :

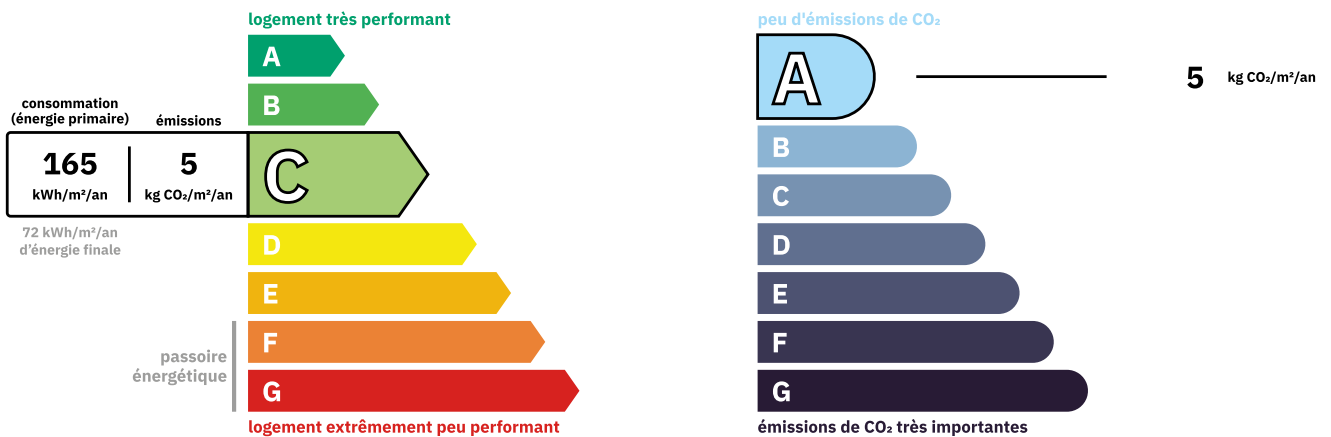
<https://leggettprestige.com/luxury-property-for-sale/view/A36454LIS32>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A36454LIS32

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 6780 € and 9230€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 : A36454LIS32
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr