LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL ESTATE IN SOUTH WEST FRANCE WITH MANOR HOUSE, 4 COTTAGES, RECEPTION ROOM AND BEAUTIFUL VIEW.

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PROPERTY FACT FILE

REFERENCE	A40495STR47
PRICE	€ 1,600,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	12
ACCOMMODATION	530 m²
LAND	30907 m²
TOWN	Villeneuve-sur-Lot
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Campagne, Manoir, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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





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- premium service
- Unspoilt natural surroundings
- Architecture with character
- Tourism potential
- event project

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Nestled in the hills, surrounded by plum orchards and sunflower fields, on a rural road just outside the 13th-century village, lies the Maison de Maître, a simple yet impressive stone residence. The charming barns and dovecote have been carefully converted into luxury holiday accommodation.



DESCRIPTION

Spacious and elegant mansion comprising:

-Large entrance hall
-Fully equipped kitchen with laundry room
-Two living rooms, one dining room
-Six bedrooms, three bathrooms, two shower rooms

air conditioning

Converted basement with games room, shower room and utility room

Outbuildings and accommodation
Adjoining outbuilding with function room (weddings, seminars, etc.)



Detached outbuilding with three independent gîtes
GÎTE 1: living room, shower room, bathroom, two bedrooms
GÎTE 2: living room, bathroom, one bedroom
GÎTE 3: living room, three bedrooms, bathroom, shower room

GITE 4: Renovated dovecote with an additional gîte with a living room, one bedroom, one shower room

An outbuilding used as a workshop that could be converted into an additional gîte

An open shed-style outbuilding used as a covered car park
Parking for around thirty vehicles



Well-maintained, natural grounds
Balcony, terraces

Saltwater heated swimming pool, private pond

Heat pump, reversible air conditioning, micro station

Wooded grounds of approximately 11,119 m²

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40495STR47

COMPLETE FILE AND PHOTO ON REQUEST

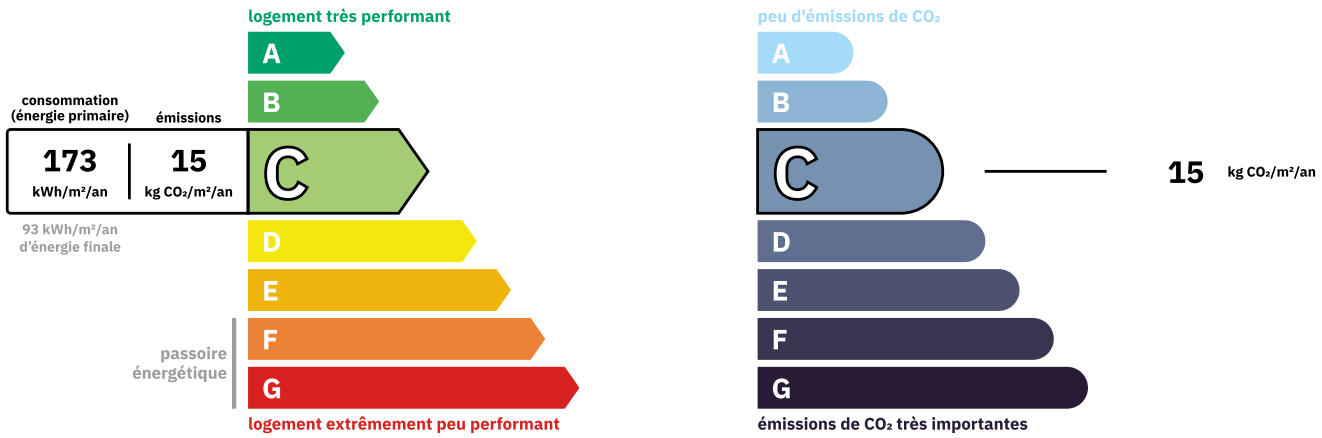
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5110 € and 6980€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A40495STR47
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