



STUNNING STONE MANOIR WITH VIEWS, GUEST
COTTAGE, & INDOOR POOL ON 11.6 HA OF
LAND FOR SALE IN MAUROUX, LOT.

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HA OF LAND FOR SALE IN
MAUROU...



PROPERTY FACT FILE	
REFERENCE	A41190NK46
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	327 m ²
LAND	116493 m ²
TOWN	Mauroux
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



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Set in the peaceful countryside of Mauroux in the Lot Valley and close to the River Lot, this imposing stone property offers exceptional privacy and panoramic views across 11.6 hectares of land. Perfect for horse owners, the estate includes extensive grazing land and a flat riding arena, creating an ideal equestrian property in the Lot. The

DESCRIPTION

MANOR HOUSE: benefits from double glazing and oil fired central heating

GROUND FLOOR:

Indoor swimming pool 11 m x 4 m, heated salt pool, liner fully renewed in 2025, with jacuzzi, shower and WC

Kitchen/dining area (32,15 m²) fully fitted kitchen with exterior door to back terrace with views over the land

WC (1,25 m²) with wash basin

Salon (29,45 m²) with fireplace with wood burner, exposed stone walls, beams

Dining room (17,20 m²)

Former entrance hall/salon (20,85 m²) with wood flooring

Grand salon (48,35 m²) with fire place, exterior doors to garden

FIRST FLOOR:

Sitting area/Salon (22,35 m²) with original exterior entrance door (exterior stone steps leading to the bolet (covered terrace) and this entrance door) and original stone sink

Bedroom 1 (21,75 m²) with en-suite bathroom (7,6 m²) with wash basin, bath with shower, WC

Bedroom 2 (17,7 m²) with built-in storage

Hallway

Bathroom (14,8 m²) with wash basin, shower, bath and WC

Bedroom 3 (21,10 m²) with dressing (10,65 m²)

GUEST COTTAGE: private entrance and parking for the guest cottage, benefits from double glazing and underfloor heating

Open-plan kitchen/dining room/living room (38,5 m²) fully fitted kitchen, wood burner

Bedroom (9,5 m²)

Bathroom (4,4 m²) with wash basin, shower and WC

External: attached storage shed (11 m²)

EXTRA:

Former bread oven (16,75 m²) currently used for storage

Utility room/boiler room/pool technical equipment

French country estate, an imposing character property with beautif...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41190NK46>

COMPLETE FILE AND PHOTO ON REQUEST

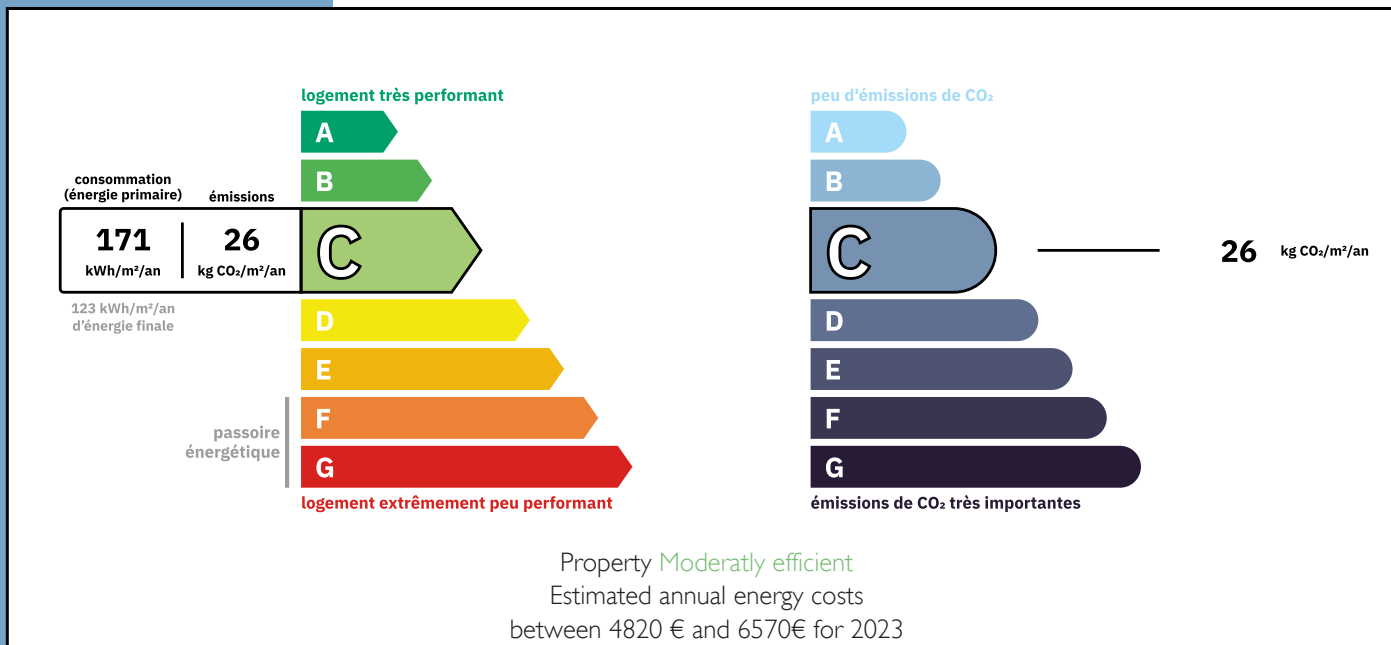


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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