

# COUNTRYSIDE LIVING AT ITS BEST — STONE ESTATE WITH GÎTES, POOL & EQUESTRIAN LAND

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A43515SGU47 |
| PRICE | € 860,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (811 321 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 5 |
| ACCOMMODATION | 335 m² |
| LAND | 187599 m² |
| TOWN | Thézac |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Swimming Pool, Private parking, Barns - outbuildings |

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





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- Main House + 3 Independent Gîtes
- Established Equestrian Facilities
- Swimming Pool & Outdoor Lifestyle
- Energy-Efficient Systems & Modern Comfort
- Nearly 19 Hectares of Private Land

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A place to live, host and grow — this charming stone estate with gîtes, equestrian facilities, pool and nearly 19 hectares of land offers the perfect blend of lifestyle, income potential and peaceful countryside living, all within easy reach of local amenities. With space, versatility and beautiful surroundings, it's a property that invites you to imagine



# DESCRIPTION

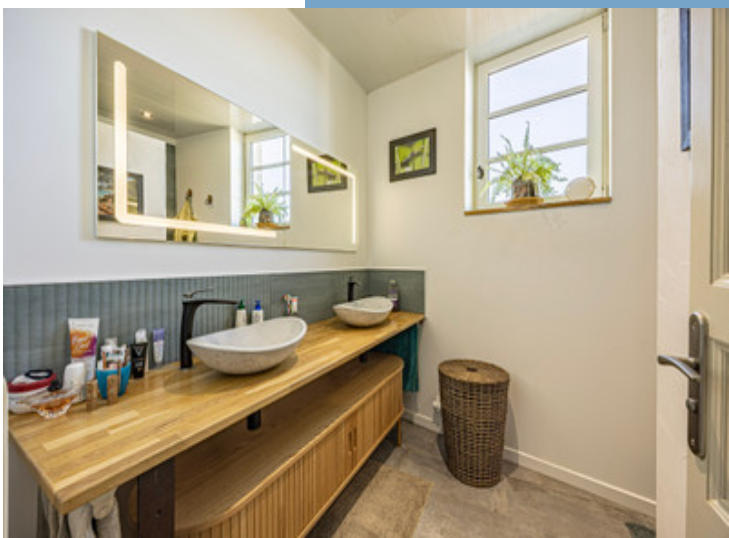
Elegant Stone Estate with Gîtes, Equestrian Facilities and Panoramic Countryside Views – Nearly 19 Hectares

Set within almost 19 hectares of uninterrupted countryside, this refined stone estate, located in Thézac (Lot-et-Garonne), offers a rare balance of tranquillity, space and opportunity — a place where lifestyle and potential sit effortlessly side by side.



The main house immediately impresses with its light-filled, open-plan living space, where traditional stone walls meet warm wood flooring and contemporary finishes. Large windows frame far-reaching views across the surrounding landscape, while the layout flows naturally between kitchen, dining and sitting areas — ideal for both everyday living and elegant entertaining. A covered terrace extends the living space outdoors, overlooking the pool and gardens — an idyllic setting for long, sun-soaked summer evenings.

The accommodation includes three comfortable bedrooms, alongside a dedicated study and dressing room, a shower room and WC, offering flexibility for family life or refined remote working. The property also benefits from a discreet service lift connecting the different levels. On the lower ground floor, a full range of practical spaces includes a garage, laundry room, technical room, boiler room, storage room and a cellar — ensuring everyday functionality is seamlessly integrated without compromising the overall sense of style and comfort.



Three independent, fully equipped gîtes are already in pla...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43515SGU47

COMPLETE FILE AND PHOTO ON REQUEST

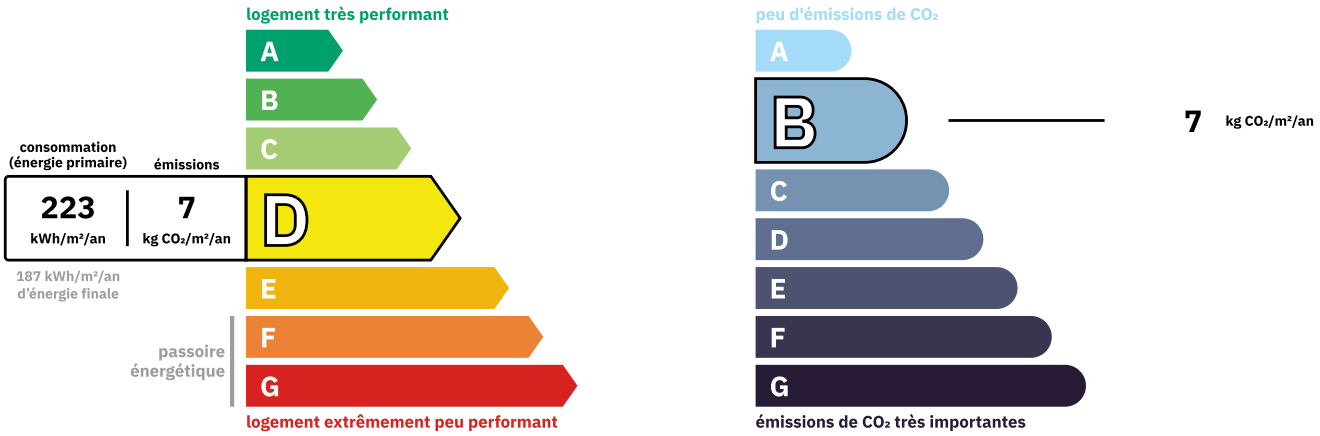
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 3250 € and 4450€ for 2023

# NOTICE

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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.

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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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