

REFINED 19TH CENTURY PÉRIGOURDINE ESTATE WITH PRIVATE PARKLAND & EXCEPTIONAL OUTDOOR LIVING

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PROPERTY FACT FILE

REFERENCE	A43672ARB47
PRICE	€ 640,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	284 m²
LAND	18516 m²
TOWN	Castillonnès
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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





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- Prime Location - Bergerac Airport 26km
- Private Estate Setting -Gated, tree-lined approach
- Exceptional Outdoor Living - Illuninated terraces
- High-End Renovated Interior - Quality finishes
- Outbuildings & Potential -subject to permissions

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An exceptional 19th century Périgourdine estate set within 4.5 acres of private landscaped parkland in Lot-et-Garonne, combining heritage architecture with high-end contemporary renovation. Ideally located near Castillonnès, Villeréal, and Bergerac Airport, the property offers refined interiors, expansive entertaining spaces, and a fully curated



DESCRIPTION

At the heart of the estate lies a striking and masterfully curated outdoor living environment, conceived with a seamless balance of elegance and refined lifestyle. The 12 x 6 metre swimming pool stands as a captivating centrepiece, encircled by approximately 100 m² of illuminated Porcelein terraces, evoking a private resort ambiance that flows effortlessly from sun-drenched afternoons into atmospheric, sophisticated evenings. Enhancing this setting, a 42 m² dedicated dining and entertainment terrace offers an exceptional stage for al fresco entertaining, from intimate private dinners to grand gatherings, all framed by uninterrupted panoramic countryside views.

The landscaped grounds exude timeless French refinement, where mature trees and thoughtfully curated planting create an atmosphere of complete privacy, serenity, and enduring visual beauty throughout the seasons. A series of terraces and relaxation spaces have been artfully positioned to mirror the natural cadence of the day, offering a harmonious interplay of shaded sanctuaries and sunlit outlooks.

Internally, the residence has been impeccably reimagined to the highest standard, honouring its original architectural integrity—exposed beams, impressive ceiling heights, natural luminosity, and graceful proportions—while seamlessly incorporating contemporary finishes and modern comforts. The use of fine materials, including hardwood flooring and Italian porcelain surfaces, elevates the interiors, resulting in a home ...





More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

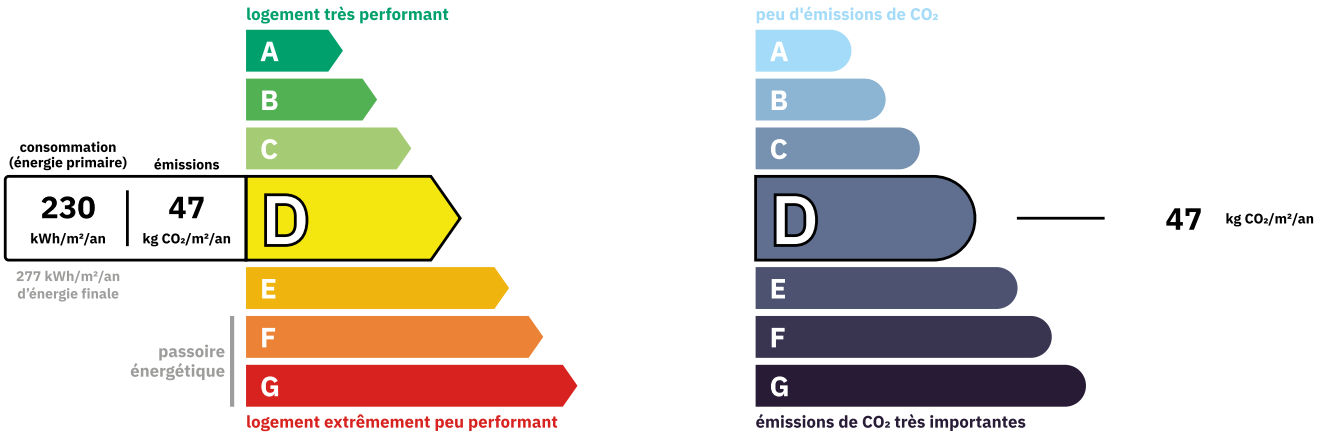
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6000 € and 8180€ 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.

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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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