

# EXCEPTIONAL COUNTRY ESTATE IN THE LOT – TURNKEY PROPERTY WITH GÎTES, GUEST ACCOMMODATION AND PRIVATE RESIDENCE

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A46124FEV46 |
| PRICE | € 818,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 12 |
| BATHROOM | 7 |
| ACCOMMODATION | 432 m² |
| LAND | 12500 m² |
| TOWN | Pontcirq |
| DEPARTMENT | |
| LOCATION | |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Mains drainage, Private parking |

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





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- Ready to move in and exploit
- Authentic charm combined with modern comfort
- Meticulously maintained and finished
- Immersed in green and nature
- Close to charmming villages

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Discover a beautifully restored country estate in the heart of the Lot, offering three fully equipped gîtes, elegant guest accommodation and a spacious private residence. Set in peaceful surroundings just minutes from picturesque villages, this turnkey property (furniture and equipment included!) combines authentic French charm with



# DESCRIPTION

Nestled in the heart of the Lot, surrounded by rolling countryside and just minutes from some of the region's most beautiful villages, this exceptional estate offers a rare combination of tranquillity, privacy and lifestyle.
Local markets, charming restaurants and the authentic atmosphere of South-West France are all within easy reach, while the estate itself provides a peaceful retreat immersed in nature.



From the moment you arrive, it is clear that this is a place where you will want to stay.
Meticulously maintained and finished to an exceptional standard, the property is offered in true turnkey condition.
The estate comprises three fully equipped holiday gîtes, two elegant guest rooms, and a spacious private residence, providing a total of ten bedrooms. Its versatile layout makes it equally suitable as a family home, a hospitality business, a holiday rental investment, multi-generational living or a combination of private and commercial use.

The property consists of:

Private Residence with Guest Rooms (approx. 175 m²)
The main house forms the heart of the estate.
The ground floor offers a spacious sitting room (32 m²), a large kitchen, (18 m²) a bedroom (14 m²) with attached a bathroom in the beautiful vaulted stone cellar (8 m²). Here you also find the technical areas and storage space.
Upstairs are the elegant Blue Room (17,5 m²) the charming Pigeonnier Room (12 m²) with its unique tower room (8 m²), a dressing room or office (9 m²) an ironing room or a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46124FEV46
COMPLETE FILE AND PHOTO ON REQUEST

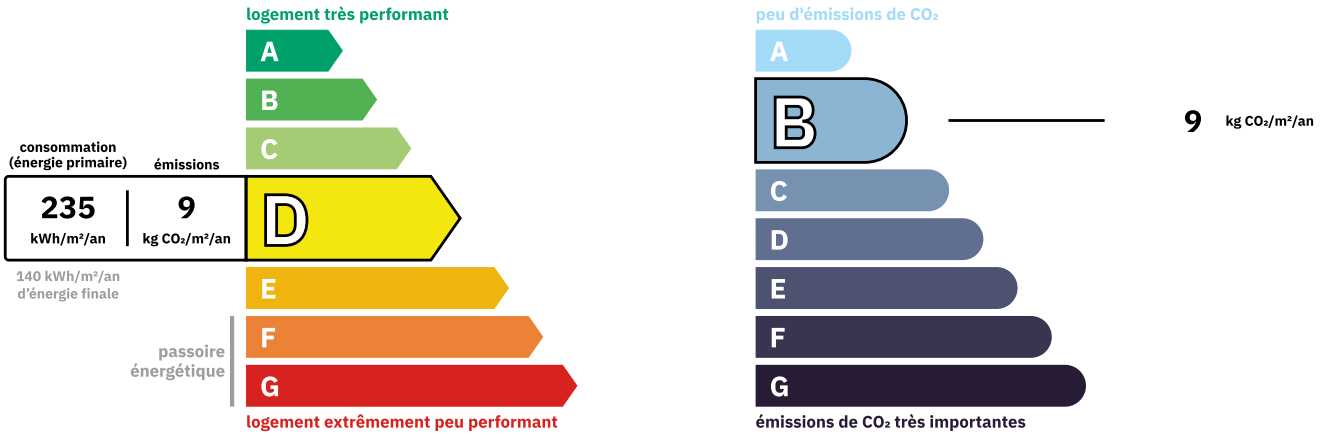
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 1500 € and 7610€ 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 :A46124FEV46**

FILE COMPLETE AND PHOTOS ON REQUEST


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