



5-BEDROOM MANOR, BEAUTIFULLY RENOVATED,  
WITH POOL, 2-BED GUESTHOUSE, CAR  
COLLECTOR'S GARAGE, 14 HECTARES

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COLLECTOR'S GARAGE, 14  
HECT...



## PROPERTY FACT FILE

REFERENCE	A25585SNM82
PRICE	€ 659,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	330 m <sup>2</sup>
LAND	143000 m <sup>2</sup>
TOWN	Cazes-Mondenard
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Stunning home in perfect condition with super view
- Superb landscaped gardens and substantial terrain
- Equipped dream garage for a classic car collector
- Large 2 bedroom gîte, and heated swimming pool
- Superb high-end holiday rental business potential

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Absolutely beautiful property situated in 14 hectares of gardens, pasture, and woodland. The house has been renovated in a classic style to the highest standard. All the rooms are a very good size, there's a lovely modern top of the range kitchen, and superb salon and dining rooms. A large covered glass balcony overlooks the

## DESCRIPTION

### HOUSE

#### GROUND FLOOR:

Large HALLWAY (11 x 3m) with office area

SALON (5.5 x 5.75m) with fireplace, wood burning stove, and original beams. The three large double windows bring lots of light into this lovely room.

DINING ROOM (5.6 x 5.2m) Another light room accessed from the salon through an archway with doors opening onto the indoor balcony

BALCONY (2.75 x 7.5m) Lovely space with wonderful views

WC separate WC and hand basin

BEDROOM 1 (3.65 x 5.3m) with ensuite bathroom. Large 3/4 length windows allow plenty of light and garden views

KITCHEN (5.6 x 4.5m) beautifully appointed with double gas range, wood burning stove, cream units and cabinets, large stainless steel sink, plenty of work surfaces, brick fireplace, tiled floor with 2 large windows overlooking the garden.

### FIRST FLOOR

#### LARGE LANDING leading to:

BEDROOM 2 (5.2 x 6.2m) Lovely big room with beams, built in wardrobes, large windows, and shower room.

BEDROOM 3 (5.3 x 5.5m) with ceiling beams, 2 large windows with garden views, built in wardrobe.

BEDROOM 4 (5.4 x 5.2m) Large double windows with pool and countryside views, built in wardrobes

BATHROOM with Jacuzzi bath and WC

BEDROOM 5 (5.4 x 4m) Lovely light room currently used as an art studio with triple wardrobe, 3 large windows overlooking the garden

### BASEMENT LEVEL

Air to air HEATED SWIMMING POOL (12 x 6m) surrounded by large private sun terrace. Outside shower.

Access to SUMMER LIVING SPACE and SUMMER KITCHEN

WC.

### WINE CELLAR

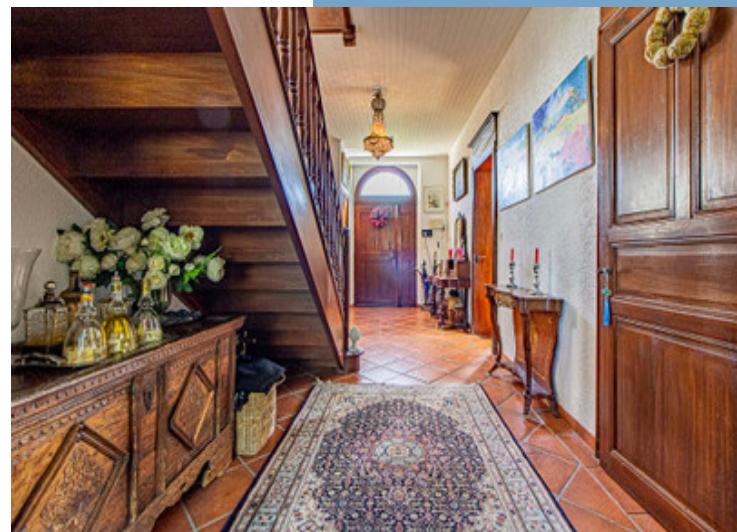
Other storage rooms

Pump room.

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A25585SNM82>

COMPLETE FILE AND PHOTO ON REQUEST

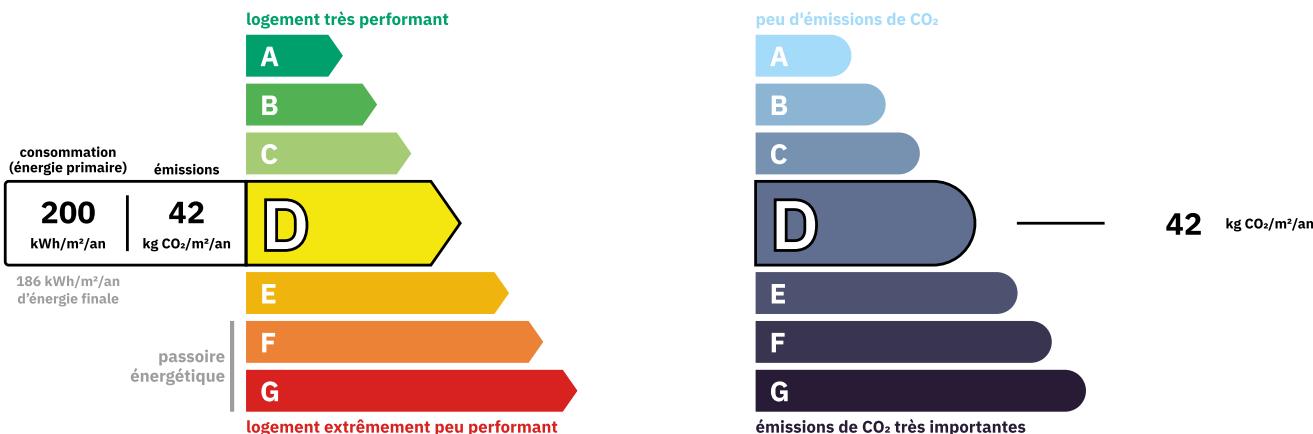


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## ENERGIE-DPE

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



Property Poorly efficient

Estimated annual energy costs  
between 3680 € and 5030€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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