

ENCHANTING STONE RIVERSIDE ESTATE WITH 2 POOLS, TENNIS COURT & LUXURIOUS LIVING SPACES

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PROPERTY FACT FILE

REFERENCE	A36204SGU46
PRICE	€ 1,175,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	487 m²
LAND	11833 m²
TOWN	Vire-sur-Lot
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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

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- 18th-Century Stone Estate Full of Character
- Exceptional Outdoor Lifestyle
- Gîte complex
- Exclusive Location on the Lot River
- Excellent International Travel Connections

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Set on over a hectare of landscaped gardens beside the serene Lot River, this enchanting 18th-century estate offers a rare blend of history, luxury, and lifestyle. The beautifully restored stone buildings include 10 bedrooms, 8 bathrooms, and a wealth of elegant living areas — ideal for family life, hosting guests, or creating a high-end

DESCRIPTION

An Exquisite Riverside Estate – Where Historic Elegance Meets Boutique Luxury

Set along the peaceful banks of the Lot River, this exceptional 18th-century stone estate is a rare jewel in the heart of south-west France — a property where heritage, refinement, and lifestyle converge in perfect harmony.



Surrounded by beautifully manicured grounds, this prestigious domaine offers 487 m² of luxurious interior space, with 27 rooms including 10 bedrooms and 8 bathrooms. Whether you're seeking a multi-generational residence, a sophisticated family home, or a boutique retreat or wellness sanctuary, this property presents an unparalleled opportunity.

Elegant Living, Steeped in History
From the moment you arrive via the tree-lined avenue of ancient mulberry trees, the estate reveals its grandeur and romance. The ensemble of warm stone buildings, arranged around a serene central courtyard, echoes the charm of a private hamlet.

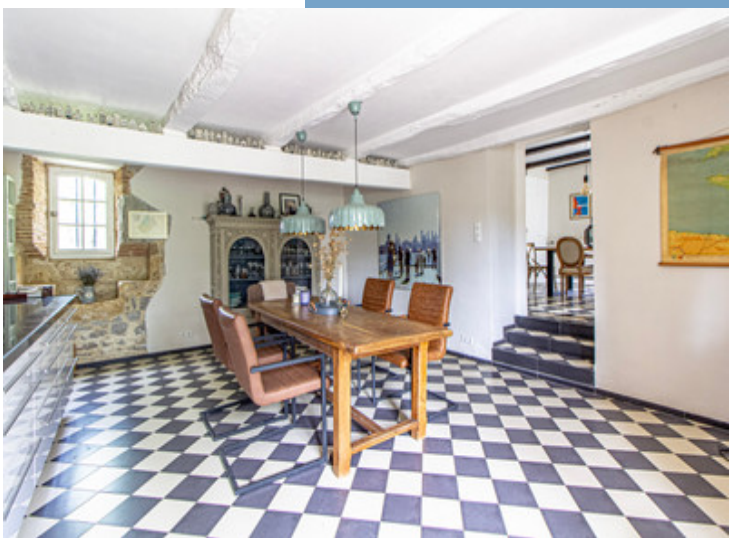
Inside, discover an abundance of character and comfort:

Original stone walls, beamed ceilings, and chequerboard floors

A graceful stone staircase and classically arched entrances

Multiple stylish living and entertaining spaces throughout

A modern, fully equipped kitchen, designed to blend seamlessly with the home's historic soul



A separate pool house, independent guest areas, and convertible attics offering additional creative potential

The living accommodation is thoughtfully divided between the main house and three independent gîtes, allowing fo...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36204SGU46

COMPLETE FILE AND PHOTO ON REQUEST

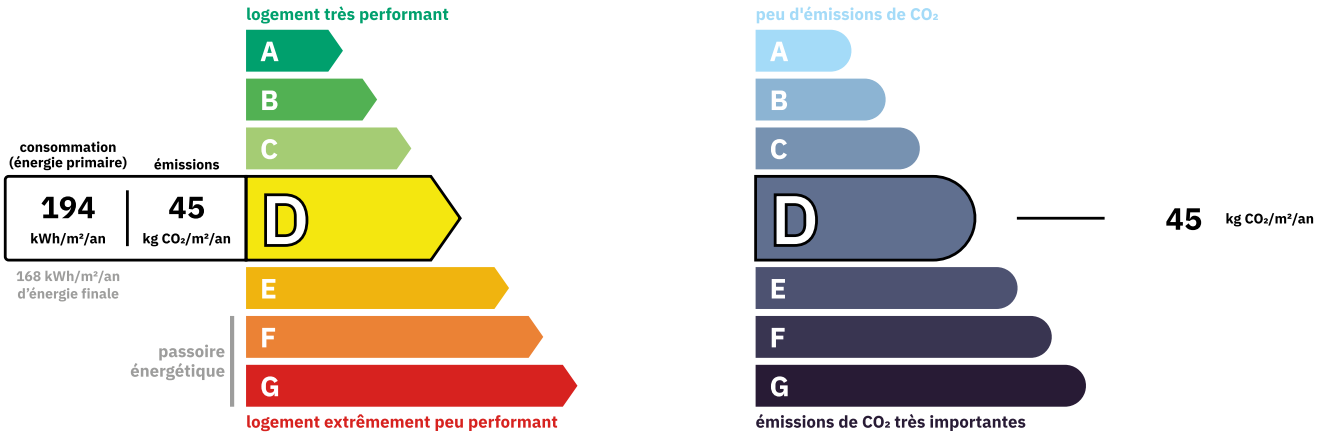
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 10160 € and 13820€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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