LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

AN EXQUISITE ESTATE WITH MANOIR, GUEST COTTAGE AND APARTMENT, NEAR A MARKET TOWN ON THE RIVER LOT SW FRANCE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A40814ARB47
PRICE	€ 1,271,276 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	531 m²
LAND	22350 m²
TOWN	Castelmoron-sur-Lot
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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

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- Prestigious country estate on 2.2 ha in SW France
- Elegant 6-bed Manoir with grand interiors
- Heated pool, terraces, countryside views
- Guest cottage & eco-apartment with pools
- Near Bergerac, Bordeaux & Toulouse links

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An Exquisite French Estate with Manoir, Guest Cottage & Apartment — Southwest France
Discover a Rare Jewel of Elegance and Heritage
Set amid over 2 hectares (5.5 acres) of beautifully landscaped grounds, this magnificent estate embodies the ultimate in luxury, privacy, and

DESCRIPTION

The Manoir – 338 m² of Refined Grandeur
A long, sweeping driveway leads to this stunning six-bedroom Manoir, a showcase of classic architecture and modern comfort. Inside, elegant proportions and bespoke finishes create a warm yet sophisticated ambiance.
• Spacious reception rooms with feature fireplace and wood-burning stove
• Gourmet kitchen fully equipped with contemporary fittings
• Elegant Covered dining terrace with panoramic views – perfect for entertaining
• Ground-floor suite with en-suite shower room
• Grand staircase leading to five individually designed bedrooms, including a luxurious master suite with roll-top bath
• Multiple en-suite bathrooms and a children's lounge
Energy-efficient with a modern heat pump and photovoltaic solar panels.
Outdoors, a heated 10 x 5m saltwater pool and expansive sun terrace create the perfect setting for leisurely afternoons.

Guest Cottage (131 m²)
A charming, independent single-level guest house, ideal for visiting friends or as a luxury holiday rental.
• 3 double bedrooms
• Stylish kitchen-diner and cosy lounge with wood-burning stove
• Shower room and separate WC
• Private 8 x 4m pool with sun terrace

Independent Apartment (62 m²)
A self-contained eco-apartment with reverse air conditioning via a heat pump, offering:
• Open-plan living space with kitchen, dining, and lounge area
• 1 bedroom and shower room
• Private terrace with plunge pool featuring a swim-current system
• Productive potag...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40814ARB47
COMPLETE FILE AND PHOTO ON REQUEST

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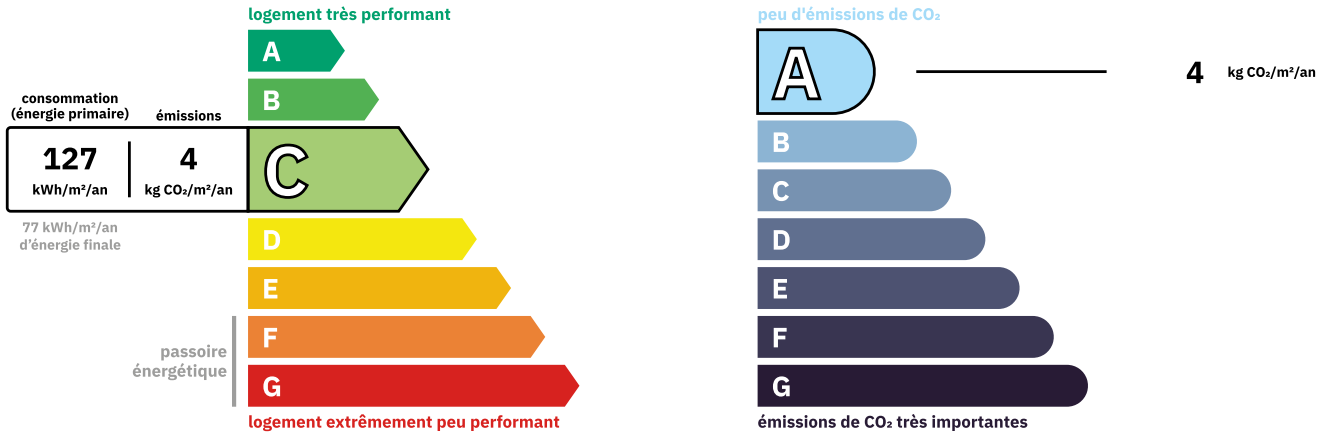
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2540 € and 3480€ 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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