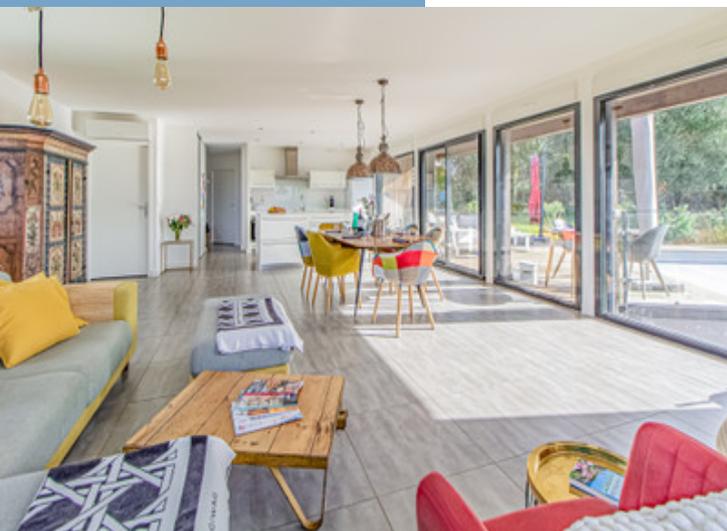




BREATHTAKING MODERN RETREAT WITH POOL,  
PANORAMIC VIEWS & SUSTAINABLE DESIGN IN  
AN IDYLIC LOT VALLEY.

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## PROPERTY FACT FILE

REFERENCE	A40988SGU46
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	205 m <sup>2</sup>
LAND	2230 m <sup>2</sup>
TOWN	Mauroux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

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

- Panoramic countryside views
- Single-level contemporary design
- Solar power & high efficiency
- Pool and landscaped gardens
- Peaceful and near amenities

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A home that embraces sunshine, calm, and sweeping greenery at every turn. Thoughtfully designed for effortless living, this haven feels open, airy, and beautifully connected to nature. Generous volumes, peaceful corners, and crafted finishes create an atmosphere of modern ease, while large glass openings invite the outdoors in.

## DESCRIPTION

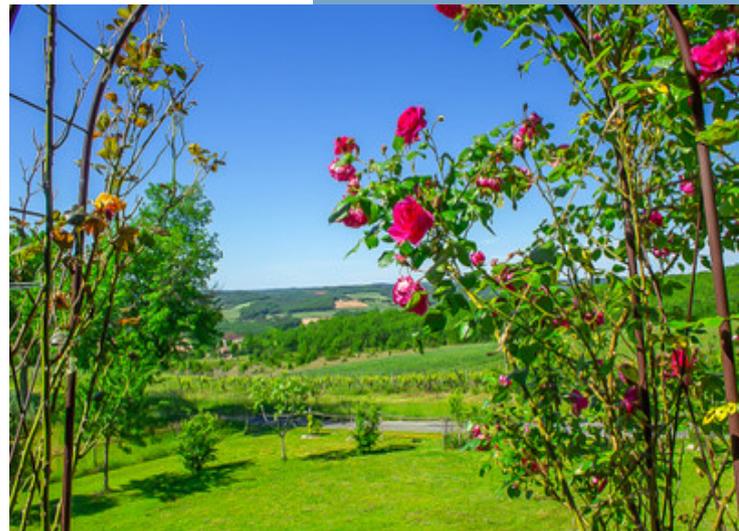
Set high above the rolling Lot Valley, this striking contemporary home captures the essence of modern French living — space, light, and a seamless connection to nature. Built with sustainability and style at its heart, it combines sleek architecture with comfort and calm, offering panoramic views, refined interiors, and exceptional energy efficiency.

From the moment you arrive, the tone is set by landscaped gardens, mature trees, and an inviting sense of privacy. A gently sloping drive leads to a spacious carport and the elegant entrance — a home designed for both simplicity and sophistication.

Inside, an airy and welcoming entrance hall opens onto a space where form meets function. Designed for effortless living, the main rooms flow across a single level, bathed in natural light and finished in calm, neutral tones that highlight the home's understated elegance.

To the right, the heart of the home awaits — a breathtaking open-plan living space of 55.71 m<sup>2</sup> comprising kitchen, dining, and lounge areas. Panoramic picture windows frame sweeping, ever-changing countryside views, equipped with sunshades for comfort on summer days.

The sleek modern kitchen features high-end appliances — steamer, microwave, oven, Miele dishwasher and extractor, induction hob, and Liebherr fridge — with glossy cabinetry and granite worktops. A discreet staircase tucked behind a door leads to the lower level, maintaining privacy and a natural separation of space. Double patio doors ope...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A40988SGU46>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

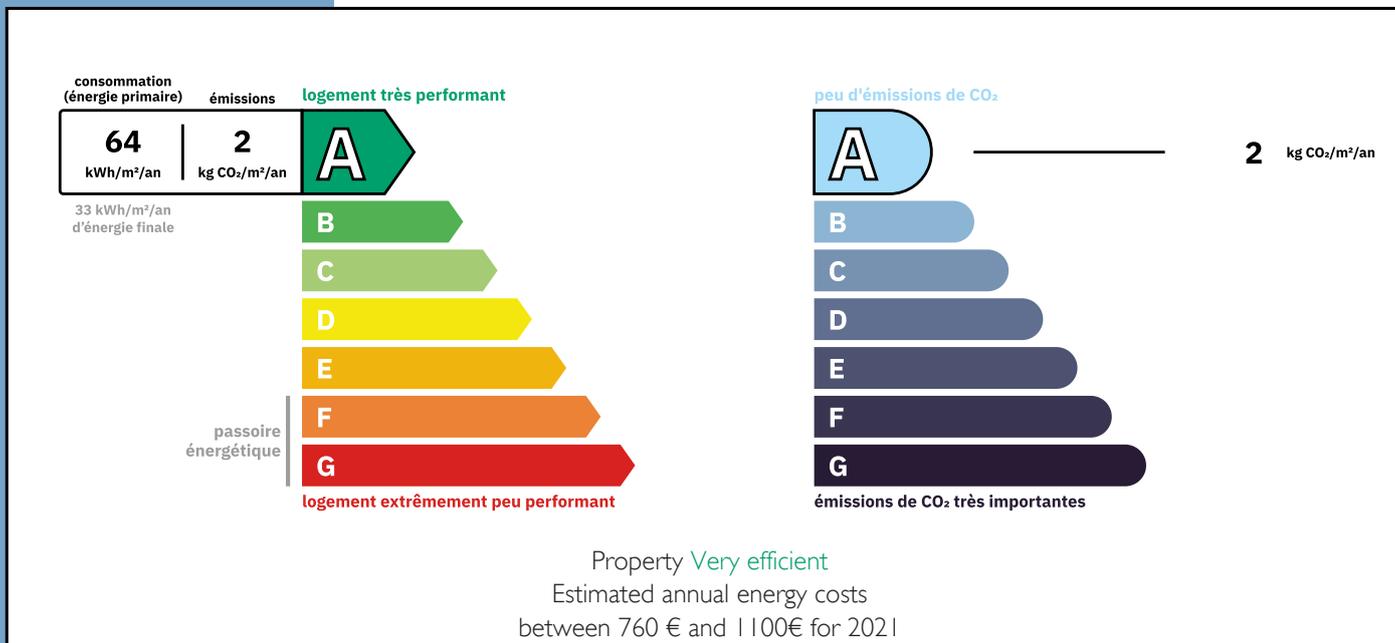
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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## ENERGIE-DPE



## NOTICE

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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

Réf :A40988SGU46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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