LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

# STUNNING STONE MANOIR WITH VIEWS, GUEST COTTAGE, & INDOOR POOL ON 11.6 HA OF LAND FOR SALE IN MAUROUX, LOT.

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A41190NK46 |
| PRICE | € 699,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 4 |
| BATHROOM | 3 |
| ACCOMMODATION | 327 m² |
| LAND | 116493 m² |
| TOWN | Mauroux |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Private parking |

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

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Set in the peaceful countryside of Mauroux in the Lot Valley and close to the River Lot, this imposing stone property offers exceptional privacy and panoramic views across 11.6 hectares of land. Perfect for horse owners, the estate includes extensive grazing land and a flat riding arena, creating an ideal equestrian property in the Lot. The

## DESCRIPTION

MANOR HOUSE: benefits from double glazing and oil fired central heating
GROUND FLOOR:
Indoor swimming pool 11 m x 4 m, heated salt pool, liner fully renewed in 2025, with jacuzzi, shower and WC
Kitchen/dining area (32,15 m2) fully fitted kitchen with exterior door to back terrace with views over the land
WC (1,25 m2) with wash basin
Salon (29,45 m2) with fireplace with wood burner, exposed stone walls, beams
Dining room (17,20 m2)
Former entrance hall/salon (20,85 m2) with wood flooring
Grand salon (48,35 m2) with fire place, exterior doors to garden
FIRST FLOOR:
Sitting area/Salon (22,35 m2) with original exterior entrance door (exterior stone steps leading to the bolet (covered terrace) and this entrance door) and original stone sink
Bedroom 1 (21,75 m2) with en-suite bathroom (7,6 m2) with wash basin, bath with shower, WC
Bedroom 2 (17,7 m2) with built-in storage
Hallway
Bathroom (14,8 m2) with wash basin, shower, bath and WC
Bedroom 3 (21,10 m2) with dressing (10,65 m2)
GUEST COTTAGE: private entrance and parking for the guest cottage, benefits from double glazing and underfloor heating
Open-plan kitchen/dining room/living room (38,5 m2) fully fitted kitchen, wood burner
Bedroom (9,5 m2)
Bathroom (4,4 m2) with wash basin, shower and WC
External: attached storage shed (11 m2)

EXTRA:
Former bread oven (16,75 m2) currently used for storage
Utility room/boiler room/pool technical equipment
French country estate, an imposing character property with beautif...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41190NK46

COMPLETE FILE AND PHOTO ON REQUEST

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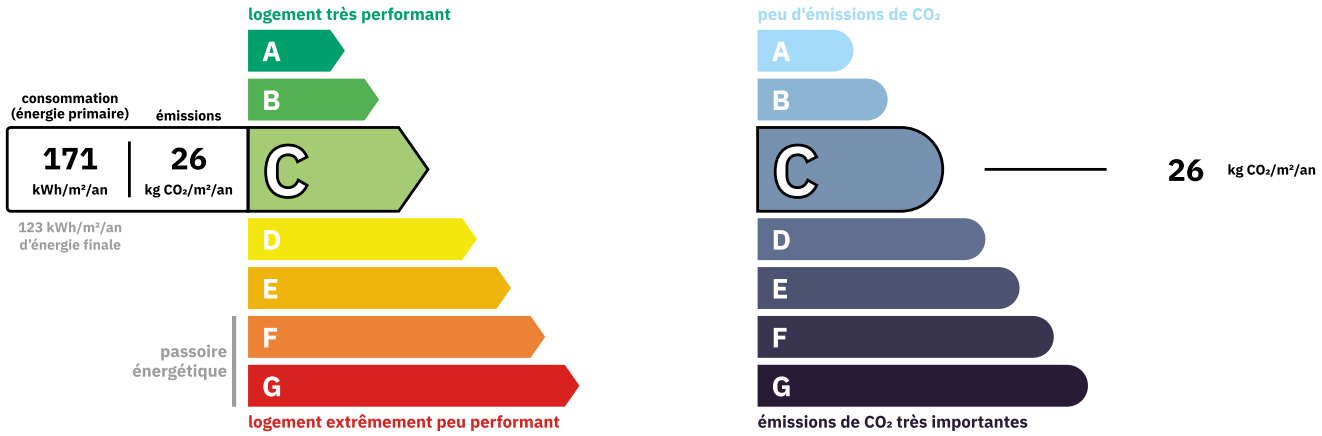
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 4820 € and 6570€ 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.

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# CONTACT

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