

# EXCEPTIONAL COUNTRY ESTATE WITH STONE HOUSE, CHALETS, EQUESTRIAN FACILITIES AND 7 HECTARES

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A42317SGU47 |
| PRICE | € 735,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 4 |
| BATHROOM | 2 |
| ACCOMMODATION | 197 m² |
| LAND | 72850 m² |
| TOWN | Masquières |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison, Country House, Family Home |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- Complete privacy in a protected natural valley
- Over 7 hectares of fully fenced land
- Beautiful stone house with generous living space
- Equestrian facilities, outbuildings & guest chalet
- Salt-water swimming pool and modern eco-features

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Character stone property on an elevated plateau with pool, stables, outbuildings and 7 hectares of land – ideal for equestrian or self-sufficient living in a peaceful countryside setting.



# DESCRIPTION

Tucked into gentle countryside in the Lot-et-Garonne, this substantial stone property sits quietly within its own land, surrounded by pasture and woodland and far removed from everyday noise. The setting is open, calm and unspoilt, yet practical too – with shops and services in Montayral around 15 minutes away, easy access to both the Lot and Dordogne valleys, and convenient connections for travel. Bergerac and Toulouse airports are both within comfortable reach, offering a range of international flights, while Agen and Cahors provide rail links for domestic travel, making the property accessible without compromising its peaceful setting.



The main house offers approximately 197 m² (for guidance only) of living space and has clearly been well cared for over the years. Built in local stone, it feels solid and reassuring, with rooms that are generous rather than grand, and welcoming rather than formal. The décor plays a large part in this atmosphere: soft colours, natural materials and thoughtful lighting combine to create a sense of warmth and ease that is felt as soon as you step inside. The property has also undergone a thoughtful renovation, including the installation of triple glazing and redecoration throughout, enhancing both comfort and energy efficiency while preserving its character.

Life naturally centres around the large covered terrace (9.75m x 7.3m), positioned directly off the kitchen and forming a true extension of the living space – a sheltered outdoor r...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42317SGU47

COMPLETE FILE AND PHOTO ON REQUEST

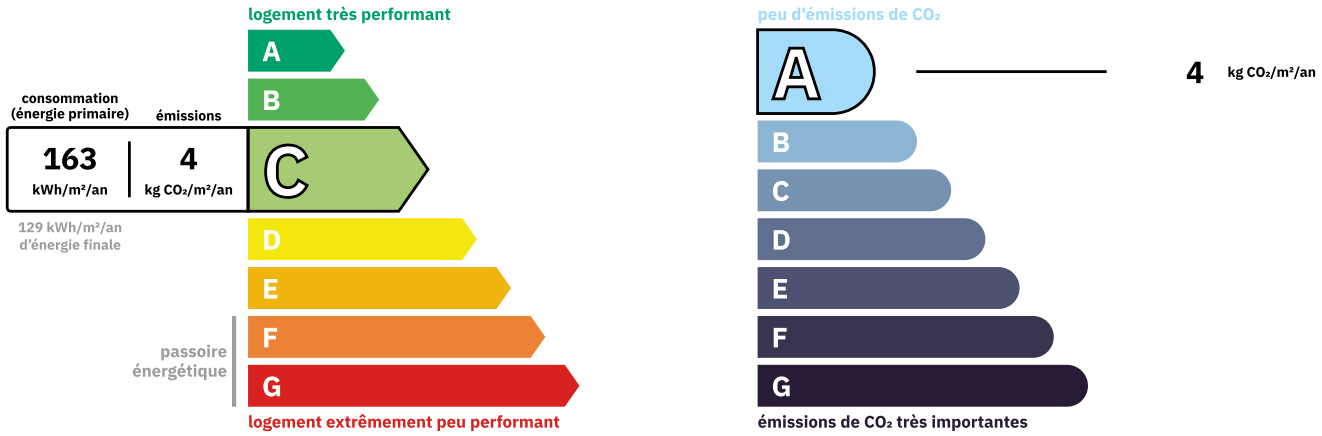
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2310 € and 3200€ for 2023

# NOTICE

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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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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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