



REFINED 19TH CENTURY PÉRIGOURDINE ESTATE  
WITH PRIVATE PARKLAND & EXCEPTIONAL  
OUTDOOR LIVING

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& EXCEPTIONAL  
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PROPERTY FACT FILE	
REFERENCE	A43672ARB47
PRICE	€ 690,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	284 m <sup>2</sup>
LAND	18516 m <sup>2</sup>
TOWN	Castillonès
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime Location - Bergerac Airport 26km
- Private Estate Setting -Gated, tree-lined approach
- Exceptional Outdoor Living - Illuminated terraces
- High-End Renovated Interior - Quality finishes
- Outbuildings & Potential -subject to permissions

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PARKLAND &  
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An exceptional 19th century Périgourdine estate set within 4.5 acres of private landscaped parkland in Lot-et-Garonne, combining heritage architecture with high-end contemporary renovation. Ideally located near Castillonès, Villereal, and Bergerac Airport, the property offers refined interiors, expansive entertaining spaces, and a fully curated

## DESCRIPTION

At the heart of the estate lies a striking and masterfully curated outdoor living environment, conceived with a seamless balance of elegance and refined lifestyle. The 12 x 6 metre swimming pool stands as a captivating centrepiece, encircled by approximately 100 m<sup>2</sup> of illuminated Porcelain terraces, evoking a private resort ambiance that flows effortlessly from sun-drenched afternoons into atmospheric, sophisticated evenings. Enhancing this setting, a 42 m<sup>2</sup> dedicated dining and entertainment terrace offers an exceptional stage for al fresco entertaining, from intimate private dinners to grand gatherings, all framed by uninterrupted panoramic countryside views.

The landscaped grounds exude timeless French refinement, where mature trees and thoughtfully curated planting create an atmosphere of complete privacy, serenity, and enduring visual beauty throughout the seasons. A series of terraces and relaxation spaces have been artfully positioned to mirror the natural cadence of the day, offering a harmonious interplay of shaded sanctuaries and sunlit outlooks. Internally, the residence has been impeccably reimaged to the highest standard, honouring its original architectural integrity—exposed beams, impressive ceiling heights, natural luminosity, and graceful proportions—while seamlessly incorporating contemporary finishes and modern comforts. The use of fine materials, including hardwood flooring and Italian porcelain surfaces, elevates the interiors, resulting in a home ...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43672ARB47>

COMPLETE FILE AND PHOTO ON REQUEST

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

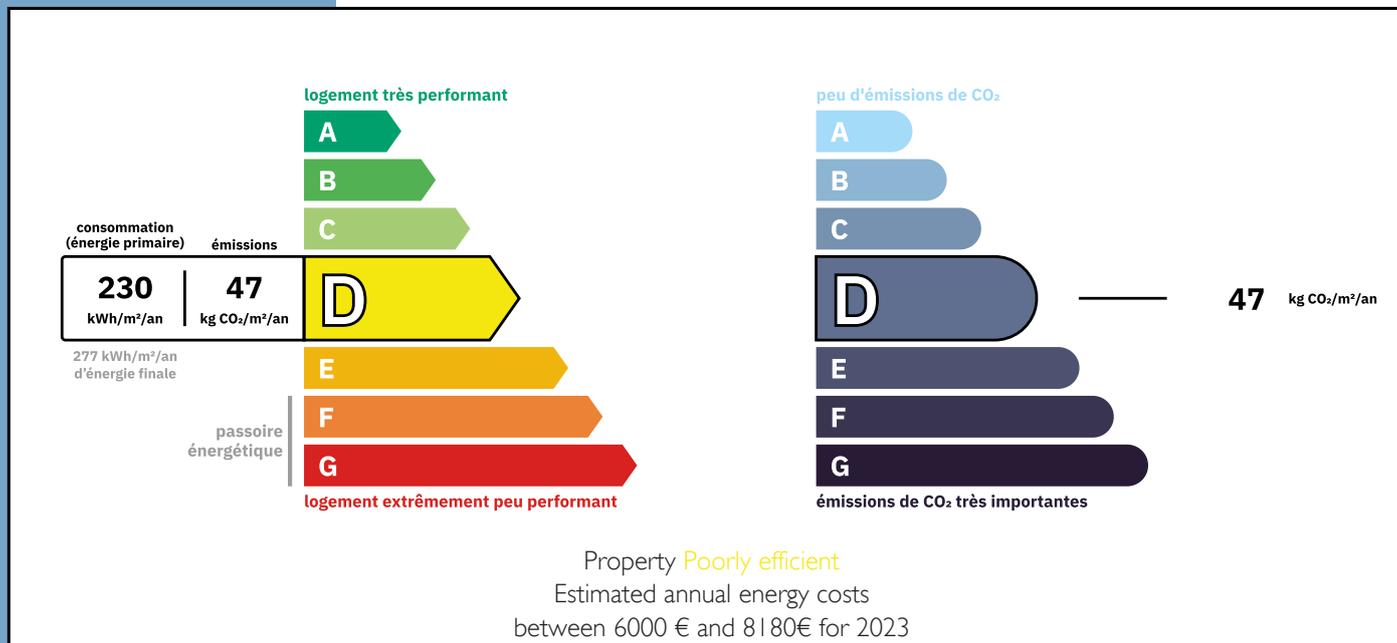
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A43672ARB47  
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AND PHOTOS  
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