LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# EXCEPTIONAL HISTORIC MANOIR WITH PANORAMIC VIEWS, INFINITY POOL, GÎTE & 17 HA, QUERCY BLANC.

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A46470NK47 |
| PRICE | € 1,299,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 8 |
| BATHROOM | 7 |
| ACCOMMODATION | 465 m² |
| LAND | 176119 m² |
| TOWN | Courbiac |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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



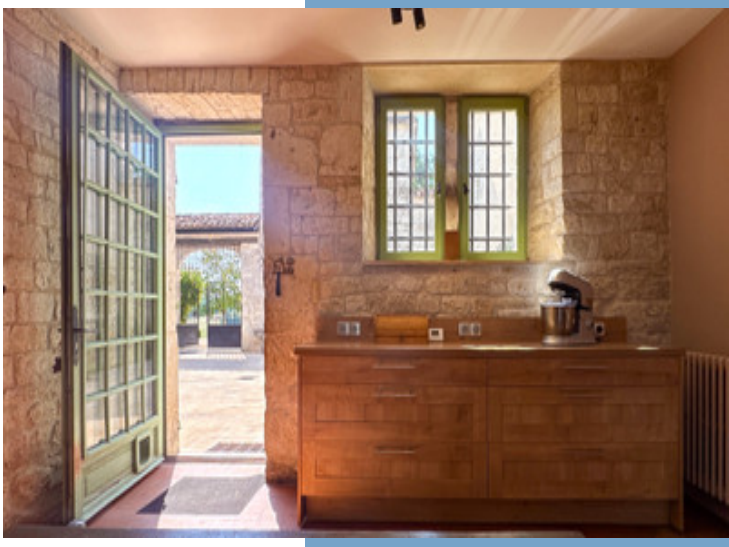


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Dominating the rolling countryside, this exceptional historic manoir offers a rare blend of heritage, privacy and modern comfort. Set within approximately 17 ha of meadows, woodland and natural spring, it enjoys breathtaking panoramic views and complete tranquillity.
The beautifully renovated main residence retains magnificent period







# DESCRIPTION

MANOIR GROUND FLOOR:
Kitchen (33 m2)
Pantry/utility area (13,5 m2)
Boiler room (9,8 m)
Living room (41 m2) with fireplace, sliding doors to garden with pool
Dining room (38,75 m2) with fireplace, with door to secret room (4 m2) with safe
Office/library (39 m2)
Entrance hallway (7 m2) with WC (3,9 m2)
Salon (48 m2) with stairs to first floor
MANOIR FIRST FLOOR:
Landing/hallway (5,7 m2) with WC (1,8 m2)
Bedroom 1 (39,25 m2) with wood flooring, with en suite bathroom (8,65 m2) with twin basin, bath, shower and WC
Hallway (29,4 m2)
Bedroom 2 (30 m2) with en suite bathroom (8,3 m2) with twin basin, bath/shower, WC
Bedroom 3 ( (16,3 m2) with en suite shower room (6,55 m2) with wash basin, shower, WC
Hallway (8,35 m2) with integrated storage cupboards
Bedroom 4 (34,5 m2) with stunning views towards Tournon d'Agenais, the garden and pool, with en suite shower room (7 m2) with wash basin, shower and WC
Bedroom 5 (23 m2) with private shower room (6,3 m2) with wash basin, shower and WC
MANOIR LOWER GARDEN LEVEL:
Vaulted room (27,8 m2) with secret staircase to the ground floor dining room
Two additional rooms (18,7 m2 and 17 m2) to be renovated
This area could easily be converted into a separate studio.
GUEST COTTAGE:
GROUND FLOOR:
Entrance hall (8 m2)
Living room (21 m2) with fireplace
Dining room (25,5 m2) with exterior door towards terrace
Kitchen (10,25 m2)
Bathroom (7,10 m2) with wash basin, shower and WC
Bedroom 1 (14,85 m2)

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46470NK47

COMPLETE FILE AND PHOTO ON REQUEST

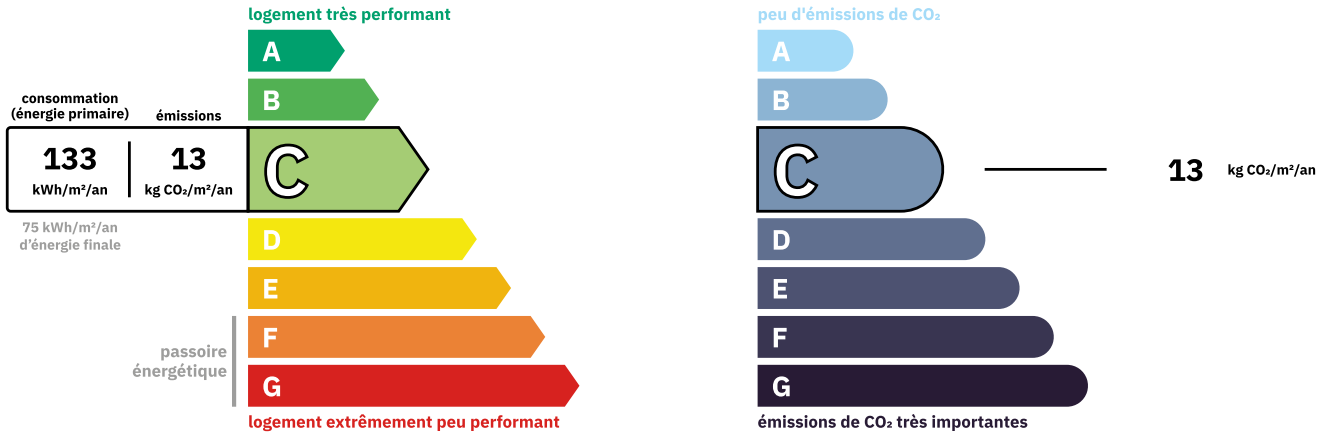
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 5270 € and 7190€ for 2021

# 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

Réf :A46470NK47
FILE COMPLETE AND PHOTOS ON REQUEST

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