



A RARE PRIVATE ESTATE OF 27 HECTARES IN THE HEART OF THE QUERCY

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PROPERTY FACT FILE

REFERENCE	A47832NB46
PRICE	€ 1,038,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (980 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	302 m ²
LAND	277000 m ²
TOWN	Séniergues
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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



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At the heart of 27 ha of private land lies a rare and secluded estate, combining quality, open countryside and an exceptional sense of privacy.

The property is first appealing for its authenticity: a traditional Quercy

DESCRIPTION

27 hectares. Quality restoration. Remarkable outbuildings. An exceptional swimming pool. Complete privacy.

There is a difference between owning a large property and actually having space around you.

Here, the house sits in the middle of its 27 hectares. No immediate neighbours, no overlooking properties, no buildings on the horizon: just hills, woodland and nature. The property forms a coherent whole, bringing together the Quercy house and its dovecote, its barns, pool house and landscaped swimming pool.

The main house has retained everything that gives the traditional buildings of the Causse Lotois their character: the cantou fireplace, stone sink, terracotta floors... old beams, elm staircase, chestnut parquet floors, flat clay roof tiles, interior shutters... everything bears witness to the authenticity of the place.

With its 4 bedrooms, including a ground-floor suite, its bright double sitting room, dining room centred around the cantou fireplace, and modern comforts — low-temperature central heating throughout, insulation and double glazing — the house is perfectly suited to family life.

The guest house, carefully and comfortably arranged in the small barn, includes a living room and a bedroom with shower room, providing completely independent accommodation for guests.

The former 200m² barn includes a beautifully insulated and heated reception room, with a bar and fully equipped kitchen, a shower room with WC, a 45 sq m workshop which could easily be converted...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47832NB46>

COMPLETE FILE AND PHOTO ON REQUEST



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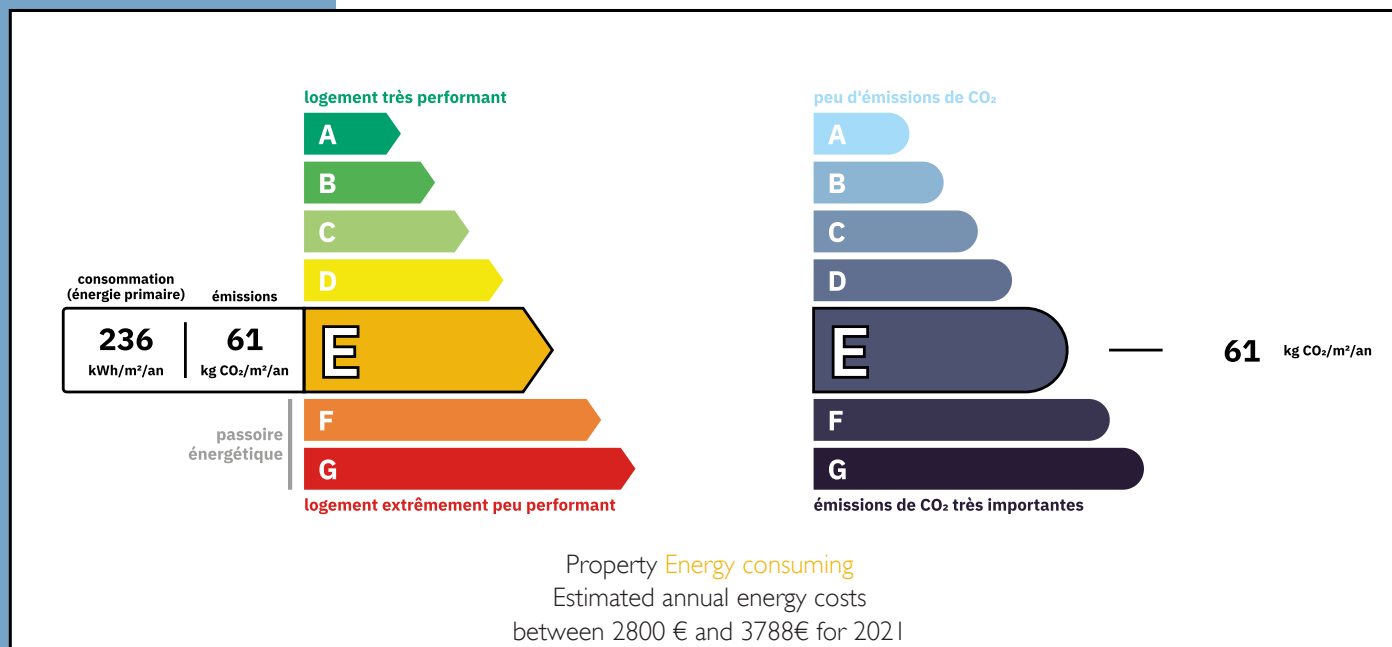
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A RARE PRIVATE ESTATE OF 2
HECTARES IN THE HEART OF
THE QUERCY...

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

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FILE COMPLETE
AND PHOTOS
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