LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

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

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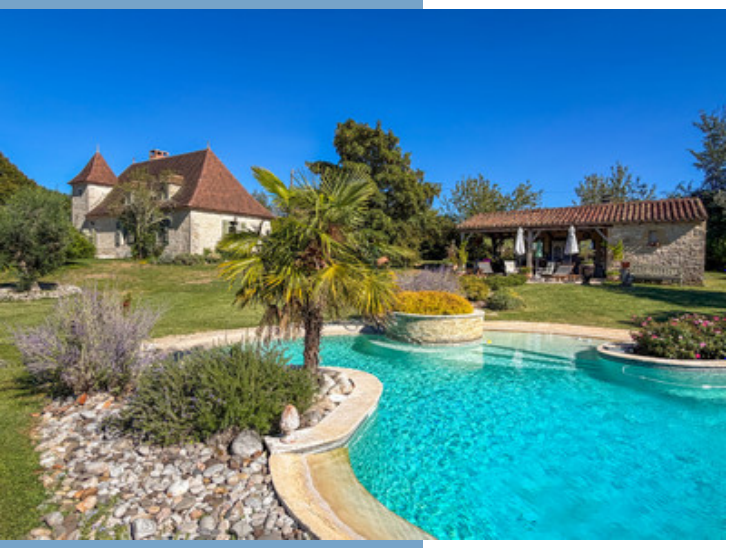

PROPERTY FACT FILE

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 m²
LAND	277000 m²
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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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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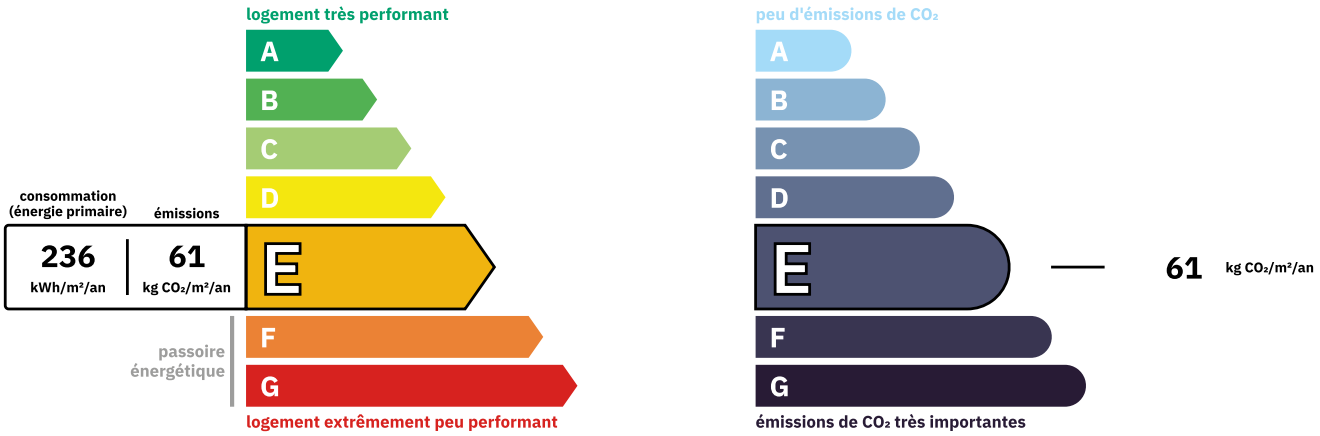
ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2800 € and 3788€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A47832NB46
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