

Elegant maison de maître with 14+ H of land and views of Monflanquin

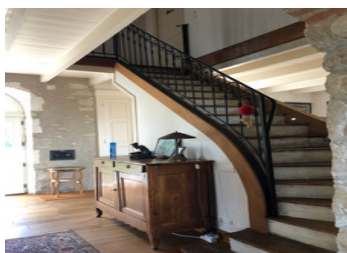


## INFORMATION

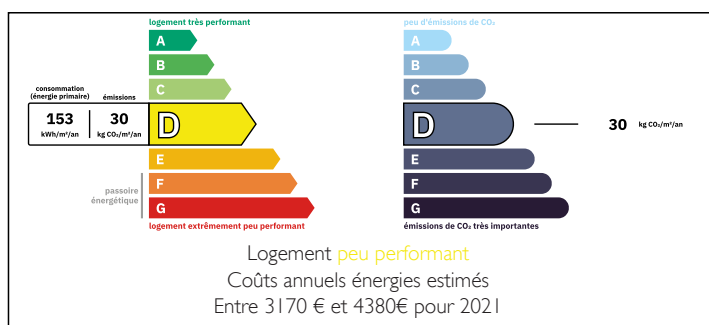
|             |                    |
|-------------|--------------------|
| Town:       | Villeneuve-sur-Lot |
| Department: | Lot-et-Garonne     |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 260 m2             |
| Plot Size:  | 147248 m2          |

## IN BRIEF

Impressive and beautiful stone maison de Maître with fully equipped guest apartment and sauna. Various stone outbuildings which could serve as stabling for horses be converted into guest houses and a 12x6 m pool with large sundeck and almost 15H of gently rolling farmland. The house has been extensively renovated with top quality materials. Glorious, uninterrupted views toward the medieval bastide village of Monflanquin, classified amongst the Plus Beaux Villages de France. A gem!



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Gorgeous stone manor house, beautifully renovated with top quality materials like stone floors, all new double glazed windows and custom built cabinetry. Authentic details, tall ceilings, stone walls and large ancient ceiling beams in full view in most rooms. A sandstone fireplace with efficient wood burner complements the large living room (12.20 x 4.45 m) which takes up half of the downstairs floorplan, with tall windows on three sides. The custom fitted kitchen (4.45 x 3.85m) has black granite countertops and a ceiling height custom made built-in china cabinet with elegant solid wood doors and opens into a central wide hallway (3.85 x 2.20m) on the other side of which is a spacious office (4.40 x 3.85m) with again tall double glazed windows on two sides.

Upstairs there are 3 large bedrooms (5.55 x 4.60m, 4 x 4.50m, 4.50 x 3.50m) around the cathedral ceiling centre hall (7.35 x 3.60m) and a luxurious bathroom (4.60 x 3.50m) with tall ceiling and exposed ancient beams. The above ground full basement has been completely remodeled into a very comfortable studio apartment with a fitted country kitchen, a bathroom with a tub, multiple windows and a set of glass fronted double doors on either side opening to the gardens outside.

There is a large stone barn currently in use as workshop with ample room to store garden equipment and lawnmowers and still have room for stabling horses and a smaller stone building which could...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES