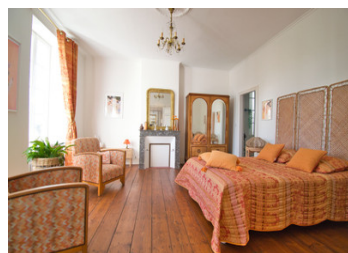
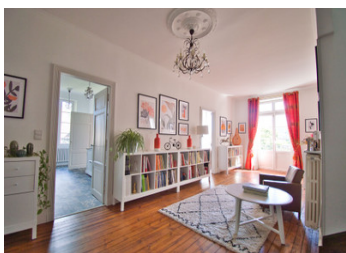
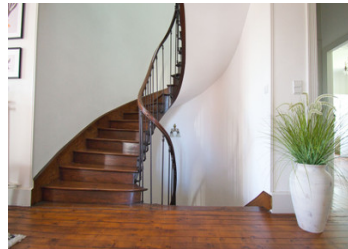


Superb, fully renovated Maison de Maitre with stone outbuilding, swimming pool, terrace and grounds.



## INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	436 m2
Plot Size:	11306 m2

## IN BRIEF

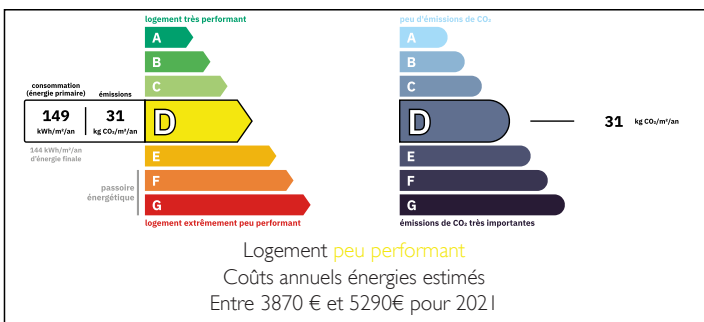
Discover this magnificent, fully renovated manor house, which combines old-world charm with modern comforts. It has five spacious bedrooms, ideal for a large family or for entertaining guests. There are also two elegant lounges, perfect for relaxing or entertaining.

The original fireplaces add a touch of warmth and authenticity to this home. The attic has been converted into a vast living space, offering plenty of scope for conversion to suit your needs and desires.

Outside, enjoy a refreshing swimming pool on hot summer days, as well as an outbuilding that can be used as a guest house, workshop or office. All nestled in verdant parkland, ideal for walks and outdoor activities.

This manor house is much more than just a residence; it's an exceptional place to live, just

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

The ground floor comprises a through entrance hall, a fitted and equipped kitchen (17.39M<sup>2</sup>), a dining room (17.39M<sup>2</sup>), a lounge (23.40M<sup>2</sup>), a second lounge (23.45M<sup>2</sup>), a bedroom (22.50M<sup>2</sup>) and a bathroom with wc (12.94M<sup>2</sup>).

On the first floor, the landing leads to 4 bedrooms (between 17 and 23 m<sup>2</sup>), a study, two bathrooms (12.54 m<sup>2</sup>) and a wc.

On the second floor, a living area of 134M<sup>2</sup>

Airports : AGEN airport 40MN

Bordeaux-Mérignac airport: 1 h 40

Toulouse-Blagnac airport: 1 h 38

Bergerac Dordogne Périgord airport: 59MN

Rail links :

Agen station: with high-speed rail links to Bordeaux, Paris and Marseille: 40 minutes

TONNEINS station: with regular services to Bordeaux and the south: 32 NM  
36 NM from the motorway

Nearest supermarkets: SAINTE LIVRADE

Weekly food markets in SAINT LIVRADE and night markets in neighbouring villages in July and August, which attract many tourists.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES