

Maison de maître with timeless charm set in 3.7ha of grounds with exceptional views. Dovecote. Outbuildings.



## INFORMATION

Town:	Beaugas
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	360 m2
Plot Size:	37000 m2

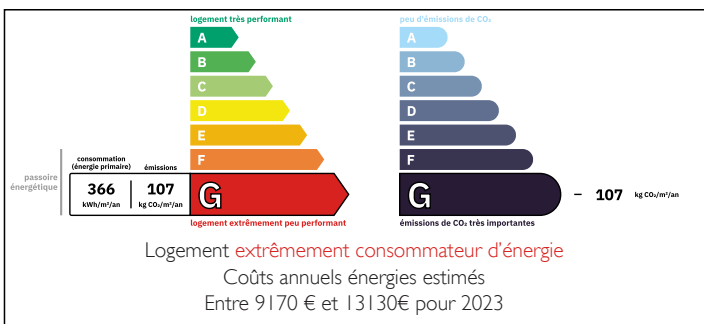
## IN BRIEF

**\*UNDER OFFER\*** At the end of a wooded driveway, you will discover this property comprising a light-filled manor house, a double garage/workshop, a dovecote and outbuildings in need of renovation.

Surrounded by 3.7 hectares of parkland, part of which is wooded with trees over a hundred years old, this property stands out for its peaceful setting, 360° views, no immediate neighbours and yet close to all amenities. Habitable and lived in, this property deserves a good refresh or even partial renovation depending on the room.

Inside, you will be seduced by each room, which reveals the elegance of the old features: solid wood parquet flooring, period fireplaces, high ceilings, volume... A real journey back in time. On level 1, a large corridor leads to a fitted kitchen, a lounge and dining room, three bedrooms, a study and two shower rooms...

## 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 attic is partially converted, with the possibility of considerably increasing the living space.

The garden level (level 0) comprises an entrance hall, kitchen, living room, study, cellars, boiler room and storage rooms.

This property has great potential as a family home in the countryside, but also as a commercial property with the possibility of creating one or two gîtes.

House features :

- Natural parquet flooring
- Spacious entrance hall
- Separate, bright living and dining room
- Terrace with stunning views
- Swimming pool area
- Fitted kitchen
- Oil-fired central heating
- Septic tank not compliant but operational

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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