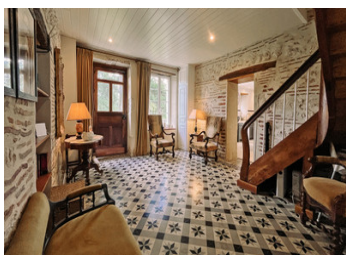


An Exquisite Estate with Manoir, Guest Cottage and Apartment, Near a market town on the River Lot SW France



INFORMATION

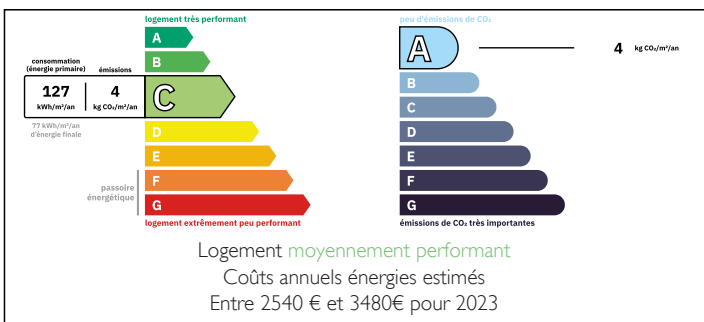
Town:	Castelmoron-sur-Lot
Department:	Lot-et-Garonne
Bed:	10
Bath:	8
Floor:	531 m2
Plot Size:	22350 m2



IN BRIEF

An Exquisite French Estate with Manoir, Guest Cottage & Apartment — Southwest France
Discover a Rare Jewel of Elegance and Heritage
Set amid over 2 hectares (5.5 acres) of beautifully landscaped grounds, this magnificent estate embodies the ultimate in luxury, privacy, and timeless charm. Nestled near the market town of Castelmoron-sur-Lot, with Villeneuve-sur-Lot and Agen within easy reach, it offers the best of refined country living in one of southwest France's most picturesque regions.

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 Manoir – 338 m² of Refined Grandeur

A long, sweeping driveway leads to this stunning six-bedroom Manoir, a showcase of classic architecture and modern comfort. Inside, elegant proportions and bespoke finishes create a warm yet sophisticated ambiance.

- Spacious reception rooms with feature fireplace and wood-burning stove
- Gourmet kitchen fully equipped with contemporary fittings
- Elegant Covered dining terrace with panoramic views – perfect for entertaining
- Ground-floor suite with en-suite shower room
- Grand staircase leading to five individually designed bedrooms, including a luxurious master suite with roll-top bath
- Multiple en-suite bathrooms and a children's lounge

Energy-efficient with a modern heat pump and photovoltaic solar panels.

Outdoors, a heated 10 x 5m saltwater pool and expansive sun terrace create the perfect setting for leisurely afternoons.

Guest Cottage (131 m²)

A charming, independent single-level guest house, ideal for visiting friends or as a luxury holiday rental.

- 3 double bedrooms
- Stylish kitchen-diner and cosy lounge with wood-burning stove
- Shower room and separate WC
- Private 8 x 4m pool with sun terrace

Independent Apartment (62 m²)

A self-contained eco-apartment with reverse air conditioning via a heat pump, offering:

- Open-plan living space with kitchen, dining, and lounge area
- 1 bedroom and shower room
- Private terrace with plunge pool featuring a swim-current system
- Productive potager garden

LOCAL TAXES

Taxe foncière: 4724 EUR

Taxe habitation: EUR

NOTES