

## Countryside Living at Its Best — Stone Estate with Gîtes, Pool & Equestrian Land

EXCLUSIVE



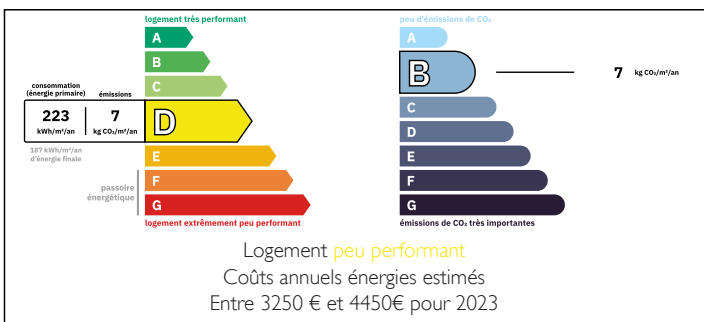
## INFORMATION

Town:	Thézac
Department:	Lot-et-Garonne
Bed:	8
Bath:	5
Floor:	335 m2
Plot Size:	187599 m2

## IN BRIEF

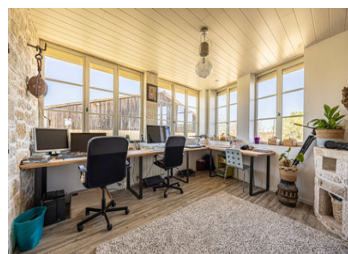
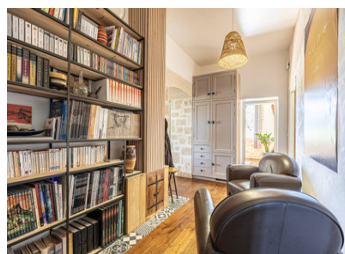
A place to live, host and grow — this charming stone estate with gîtes, equestrian facilities, pool and nearly 19 hectares of land offers the perfect blend of lifestyle, income potential and peaceful countryside living, all within easy reach of local amenities. With space, versatility and beautiful surroundings, it's a property that invites you to imagine the possibilities — read on to discover everything this unique estate has to offer.

## 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

Elegant Stone Estate with Gîtes, Equestrian Facilities and Panoramic Countryside Views – Nearly 19 Hectares

Set within almost 19 hectares of uninterrupted countryside, this refined stone estate, located in Thézac (Lot-et-Garonne), offers a rare balance of tranquillity, space and opportunity — a place where lifestyle and potential sit effortlessly side by side.

The main house immediately impresses with its light-filled, open-plan living space, where traditional stone walls meet warm wood flooring and contemporary finishes. Large windows frame far-reaching views across the surrounding landscape, while the layout flows naturally between kitchen, dining and sitting areas — ideal for both everyday living and elegant entertaining. A covered terrace extends the living space outdoors, overlooking the pool and gardens — an idyllic setting for long, sun-soaked summer evenings.

The accommodation includes three comfortable bedrooms, alongside a dedicated study and dressing room, a shower room and WC, offering flexibility for family life or refined remote working. The property also benefits from a discreet service lift connecting the different levels. On the lower ground floor, a full range of practical spaces includes a garage, laundry room, technical room, boiler room, storage room and a cellar — ensuring everyday functionality is seamlessly integrated without compromising the overall sense of style and comfort.

Three independent, fully equipped gîtes are already in place and operational, offering immediate income potential. The first gîte comprises a spacious open-plan kitchen/living area, mezzanine, two bedrooms and two shower rooms. The second offers a kitchen, bedroom, shower room and mezzanine. The...

## LOCAL TAXES

**Taxe foncière: 2275 EUR**

**Taxe habitation: EUR**

## NOTES