

Refined 19th Century Périgourdine Estate with Private Parkland & Exceptional Outdoor Living



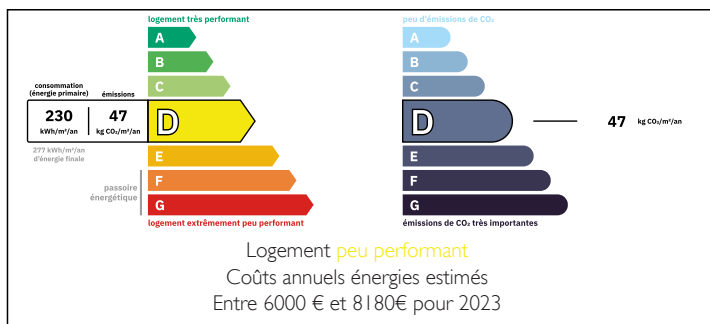
INFORMATION

Town:	Castillonès
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	18516 m2

IN BRIEF

An exceptional 19th century Périgourdine estate set within 4.5 acres of private landscaped parkland in Lot-et-Garonne, combining heritage architecture with high-end contemporary renovation. Ideally located near Castillonès, Villeréal, and Bergerac Airport, the property offers refined interiors, expansive entertaining spaces, and a fully curated outdoor lifestyle environment, making it perfectly suited as a luxury residence or prestigious rental investment.

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.



LOCAL TAXES

Taxe foncière: 1537 EUR

NOTES

DESCRIPTION

At the heart of the estate lies a striking and masterfully curated outdoor living environment, conceived with a seamless balance of elegance and refined lifestyle. The 12 x 6 metre swimming pool stands as a captivating centrepiece, encircled by approximately 100 m² of illuminated Porcelain terraces, evoking a private resort ambiance that flows effortlessly from sun-drenched afternoons into atmospheric, sophisticated evenings. Enhancing this setting, a 42 m² dedicated dining and entertainment terrace offers an exceptional stage for al fresco entertaining, from intimate private dinners to grand gatherings, all framed by uninterrupted panoramic countryside views.

The landscaped grounds exude timeless French refinement, where mature trees and thoughtfully curated planting create an atmosphere of complete privacy, serenity, and enduring visual beauty throughout the seasons. A series of terraces and relaxation spaces have been artfully positioned to mirror the natural cadence of the day, offering a harmonious interplay of shaded sanctuaries and sunlit outlooks.

Internally, the residence has been impeccably reimaged to the highest standard, honouring its original architectural integrity—exposed beams, impressive ceiling heights, natural luminosity, and graceful proportions—while seamlessly incorporating contemporary finishes and modern comforts. The use of fine materials, including hardwood flooring and Italian porcelain surfaces, elevates the interiors, resulting in a home that is at once sophisticated, inviting, welcoming and effortlessly luxurious.

The accommodation offers:

- 5 generously proportioned bedrooms, complemented by an additional office / bedroom 6
- 3 refined bathrooms, including bespoke Italian-style shower rooms and a statement freestanding double-ended oval bath
- Expansive reception areas designed for both intimate living...