

## Elegant Farmhouse and Gîte Complex with 2 Pools in a Tranquil Countryside Setting



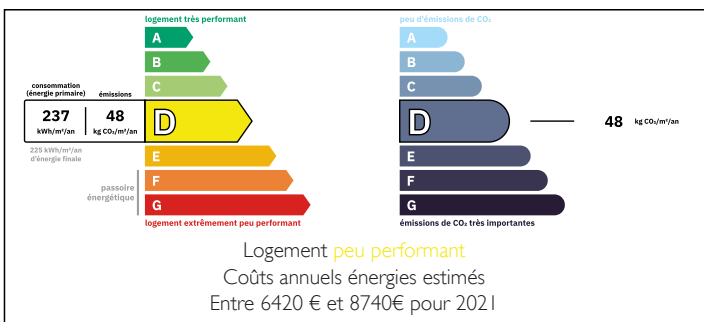
## INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	14
Bath:	7
Floor:	280 m2
Plot Size:	51868 m2

## IN BRIEF

Nestled in a peaceful setting just a short stroll from the charming village of Lauzun, Domaine de Beausoleil offers an exceptional opportunity to enjoy the very best of rural France. This unique property offers the best of both worlds: a fully operational business & private owners' accommodation. At the heart of the estate is a beautiful 4-bedroom farmhouse, brimming with character and authentic charm. Inside, you'll find generous living spaces including lounge, fully equipped kitchen, elegant dining room, reception room, & a light-filled conservatory—perfect for relaxing throughout the seasons & entertaining guests. Complementing the main house are four delightful gîtes, each designed to provide comfort & flexibility. Hosting from 2 to 15 guests & with 2 swimming pools, the property offers plenty of space to unwind & soak up the sunshine. Despite its serene and secluded feel, Domaine is...

## 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

### Ground Floor

Lounge (approx 21.7m<sup>2</sup>)

- Wood burner

- Exposed stone, Wooden Beams, Terracotta tiles

Kitchen (approx 16.7m<sup>2</sup>)

- Fully fitted

- Wooden beams & tiled floor

Reception Room (approx 17.8m<sup>2</sup>)

- Wooden beams & tiled floor

Dining room / Office (approx 20.6m<sup>2</sup>)

- Wooden beams & tiled floor

Hallway (approx 17.5m<sup>2</sup>)-

- Wooden beams, exposed stone & tiled floor

Conservatory (approx 24.3m<sup>2</sup>)

- French doors to terrace

Utilities (approx 9.3m<sup>2</sup>)

Pantry (approx 5.7m<sup>2</sup>)

WC

### First Floor

Bedroom 1 (approx 14.8m<sup>2</sup>)

- Wooden beams & wooden floor

Family bathroom (approx 5.6m<sup>2</sup>)

- Shower, wash hand basin & WC

Bedroom 2 (approx 16.3m<sup>2</sup>)

- Wooden beams & wooden beams

Ensuite (approx 5.4m<sup>2</sup>)

- Shower, wash hand basin & WC

Bedroom 3 (approx 16m<sup>2</sup>)

- Wooden beams & wooden floor

Bedroom 4 (approx 19.8m<sup>2</sup>)

- Wooden beams & wooden floor

Hallway (approx 20.3m<sup>2</sup>)

Gîte 1 (approx 47m<sup>2</sup>)

- Open plan Kitchen / Lounge with 2 bedrooms & Shower room

- Heating & Private terrace

Gîte 2 (approx 67m<sup>2</sup>)

- Open plan Kitchen / Lounge with 3 bedrooms & Bathroom

Gîte 3 (approx 79m<sup>2</sup>)

- Open plan Kitchen / Lounge with 4 bedrooms, Shower room & Ensuite

## LOCAL TAXES

Taxe foncière: **3478 EUR**

Taxe habitation: **EUR**

## NOTES