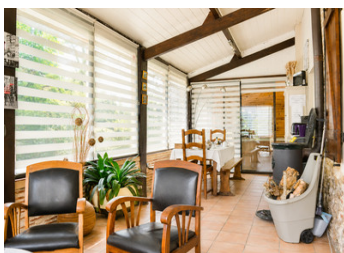


A stone house with two guest rooms and three gites currently in operation. Surrounded by a garden with a pool



INFORMATION

Town:	Casteljaloux
Department:	Lot-et-Garonne
Bed:	8
Bath:	8
Floor:	375 m2
Plot Size:	10000 m2



IN BRIEF

Near Casteljaloux—a highly sought-after spa town renowned for its relaxed lifestyle, the beautiful Lake Clarens, its golf course, and casino—discover this charming estate nestled at the end of a quiet cul-de-sac, on the doorstep of the Landes de Gascogne Regional Natural Park.

Set within over one hectare of beautifully landscaped, tree-filled grounds with a swimming pool, this stunning stone property offers a peaceful and private setting.

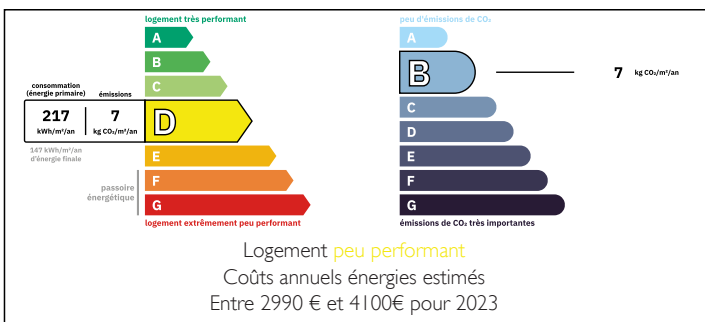
The property comprises:

An authentic main house featuring a veranda, an open-plan kitchen leading into a spacious living area, a private owner's bedroom, two additional guest bedrooms, and a dedicated spa area.

A former tobacco drying barn, thoughtfully converted into three fully operational gîtes, each named after the renowned wine appellations of Lot-et-Garonne: Buzet, Marmande, and Duras.

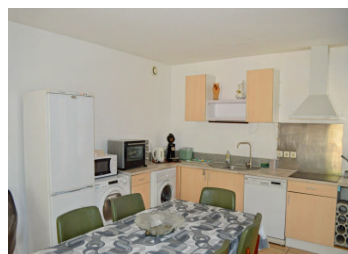
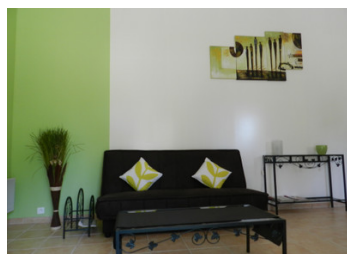
A character-filled estate that perfectly combines

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 main house comprises:

- * A 23 m² conservatory (sunroom)
- * A 53 m² open-plan living area with a fitted kitchen and a pellet stove
- * A 1.7 m² entrance hall
- * A 16 m² master suite with an en-suite shower room and WC
- * A 23 m² master suite with an en-suite shower room and WC
- * A 28 m² master suite with an en-suite bathroom (bath and shower) and WC
- * A 10 m² spa room
- * An 11 m² utility/laundry room

The holiday cottages (gîtes) comprise:

- * A 59 m² cottage featuring an open-plan living area with a fitted kitchen, one bedroom, a shower room, and a separate WC
- * A 63 m² single-storey cottage featuring an open-plan living area with a fitted kitchen, two bedrooms, a shower room, and a separate WC
- * A 76 m² duplex cottage comprising, on the ground floor, an open-plan living area with a fitted kitchen and a WC. Upstairs: two bedrooms, a shower room, and a WC.

LOCAL TAXES

Taxe foncière: 2787 EUR

NOTES

Technical features:

- * All windows and doors are double-glazed
- * Solar panels provide electricity for self-consumption, with surplus power sold back to the grid
- * Heating is provided by a pellet stove in the main house, supplemented by electric radiators
- * Hot water is supplied by electric water heaters
- * The chlorine swimming pool (convertible to a saltwater system) measures 10 m × 5 m and includes a 1.70 m deep diving area
- * Three independent wastewater treatment (septic) systems