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## Maison de Maître with 14 Ha of Land in Tarn-et-Garonne

Lauzerte , Tarn-et-Garonne , Occitanie



# €745,000

inc. of agency fees

6 Beds      4 Baths      14.3 ha

Spacious and charming character French Manoir with panoramic views set on 14 hectares of private land for sale in Tarn et Garonne (in Occitanie).

### At a Glance

<b>Reference</b>	MFH-RLP68004	<b>Near to</b>	Moissac	<b>Price</b>	€745,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Land Tax</b>	N/A
<b>Land</b>	14.3 ha	<b>Pool</b>	Yes		

### Property Description

Set among 14 hectares of lush private land, this exquisite 19th-century French manor is a sight to behold. The manor boasts breathtaking panoramic views of the surrounding countryside, offering a serene retreat from the hustle and bustle of modern life. Inside, the manor has been thoughtfully updated to provide modern comfort whilst still retaining its historic charm. With bright reception rooms, four spacious bedrooms, and three

elegant bathrooms, there is ample space for family living or entertaining guests.

To the rear of the manor, a large outbuilding consisting of several garages and a spacious guesthouse provides plenty of room for hobbies and hosting guests. The guesthouse offers a peaceful and private retreat, while the garages provide ample space for storage. The manor's heated swimming pool and several terraces offer the perfect setting for outdoor entertaining, while still providing privacy and year-round outdoor living.

Inside, the manor features a fully equipped kitchen, a formal dining area, a comfortable salon, and a cellar, making it an ideal retreat for all ages, with possibilities to live on one level. The manor is located just moments away from the charming market town of Lauzerte, which offers a range of amenities, including shops, restaurants, and *cafés*.

## **Accommodation in the Main House (283 sq.m)**

### **On the ground floor**

- Entrance hallway (29 sq.m)
- Kitchen (22 sq.m), access to the terrace, passage to the cellar
- Living room (30 sq.m) with wood burner
- Dining/ reception room/ (27 sq.m), access to the sunroom
- Sunroom (20 sq.m)
- Bedroom 1 ensuite (18 sq.m)
- Bathroom with shower and wash basin (3,8 sq.m)
- Separate WC

### **On the first floor**

- Landing (14 sq.m)
- Bedroom 2 (31 sq.m)
- Bedroom 3 (27 sq.m)
- Bathroom with shower and wash basin and WC (5,7 sq.m)
- Bedroom 4 (26 sq.m)
- Bathroom with shower and wash basin and WC (5,7 sq.m)
- Laundry room/ hobby space (20 sq.m)

## **The Guesthouse (87 sq.m)**

- Living room (42 sq.m) with wood burner
- Kitchen (12 sq.m), access to the terrace at the rear
- Separate WC
- Upstairs two bedrooms and a bathroom slightly under the eaves

- The guesthouse needs work but has lots of potential

## **Outside the Property**

- Three garages of respectively 51 sq.m, 70 sq.m and 130 sq.m
- Three cellars/cave, (respectively 29 sq.m, 29 sq.m and 16 sq.m)
- Heated swimming pool (12 x 6 m) with a seven year old liner
- WC and shower in the basement with direct access to the pool
- Terrace at the front of the house
- Large covered terrace to the side of the house (46 sq.m)
- 14 hectares of land (approx 35 acres)
- Two wells (not in use)

## **Additional Information**

- In excellent condition
- Double glazing in PVC
- Central heating on fuel with radiators
- Two electric boilers for hot water
- The roof was renewed in 2008
- Taxe fonciere: 4400 euros annually

## **The Area and Access**

- The property is located on the edge of a hamlet close to Lafrançaise.
- Airport Toulouse approx. 1 hour

*This magnificent manor is truly a one-of-a-kind property that offers a perfect blend of historic elegance and modern comfort.*

## Environment & Surroundings

Near to Schools? ✓  
Near to a Golf Course? ✓

## And Before You Ask

Heating System: Central heating (oil)  
Currently lived in: Yes  
Condition of Roof: Recent  
Drainage: Septic tank needs updating  
Property Tax: €4400.00

## Summary

Property type: Mansion  
Bedrooms: 6  
Bathrooms: 4  
Price: €745,000

## Key Information

Year Built: 1900  
Land Area: 14.3 ha  
Floor: 2  
How many Outbuildings: 2

### Property Features:

- Well maintained Manoir style home
- Amazing views and lovely terraces
- Walled and heated swimming pool
- Large outbuilding with options
- Two bedroom Guesthouse

Has a Wine Cellar: Yes  
Has a Garden: Yes  
Has a Terrace?: Yes  
Swimming Pool?: Yes  
Has ADSL/Broadband?: Yes

**Location: Occitanie**



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