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## 17th Century Manor House with a guest house and a pool

Lavit , Tarn-et-Garonne , Occitanie



# €1,565,000

inc. of agency fees

6 Beds   5 Baths   550 sqm   9200 sqm

Elegant 17th Century Manor House set on 9.200 sq.m land and located on the edge of a quiet little village, with restaurant and chateau.

### At a Glance

<b>Reference</b>	MFH-RLP64901	<b>Near to</b>	Montauban	<b>Price</b>	€1,565,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	550 sqm
<b>Land</b>	9200 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Set on the outskirts of a picturesque Gascon village, lies this manor house that exudes charm and character. This magnificent property boasts chateau-like features and a serene courtyard created by the outbuildings. The front garden is embraced by majestic fencing, lending an air of grandeur to the property.

The manor house has undergone a meticulous renovation, carefully preserving its original elements such as a remarkable staircase, huge fireplaces, period wall art, and imposing beams. Every detail of the property has been thoughtfully considered during the renovation, ensuring that it retains its unique character and charm.

The manor house comprises three spacious bedrooms, each decorated with an eye for detail, making them both comfortable and inviting. In addition, an independent 2-bedroom guest cottage is situated in one of the outbuildings, offering ample space for visitors.

Creativity abounds in this property, with plenty of space to create additional guest houses. The established park, with its mature trees, is the perfect place to unwind and relax, while the swimming pool, surrounded by outdoor living facilities, is ideal for cooling off on warm summer days.

Located nearby is a restaurant that serves delicious local cuisine, and a chateau that adds to the idyllic setting of this property. This manor house is a gem that blends traditional elegance with modern comforts, making it the perfect place to call home.

## **Accommodation in the Manor House - (435 sq.m)**

### **The ground floor**

- Entrance hallway (13 sq.m), stone staircase
- Living /dining (57 sq.m), fireplace with, beams big windows
- Kitchen (26 sq.m)
- Utility room (29 sq.m)
- Library (39 sq.m)
- Room to renovate (33 sq.m)

### **The first floor**

- Master Bedroom (57 sq.m) en-suite bathroom
- Bathroom (26 sq.m), bath, shower, WC, bidet, wash basin
- Bedroom 2 (39 sq.m) en-suite bathroom
- Bathroom (11 sq.m) with bath, WC, bidet and wash basin
- Office/bedroom/dressing (21 sq.m), also access to the bathroom
- Bedroom 3 (22 sq.m) en-suite bathroom (7,4 sq.m) and living (27 sq.m) accessed via a separate staircase

## **Accommodation in the Guest House - (120 sq.m)**

- Living (26,7 sq.m)
- Dining area (21,7 sq.m)

- Kitchen (19,8 sq.m)
- Bedroom 1 (19,5 sq.m) ensuite bathroom (4,5 sq.m)
- Bedroom 2 (22,7 sq.m) ensuite bathroom (5,25 sq.m)

## **Outside the Property**

- 9,200 sq.m of grounds (approx 2 acres)
- Large swimming pool (12,5m x 6,5 sq.m)
- Well used for watering the garden
- Grange (280 sq.m)
- Workshop and second grange (370 sq.m)
- Gravelled cellar (58 sq.m)

## **Additional Information**

- Completely renovated about 40 years ago
- Very well maintained
- Windows mostly single glazing
- Septic tank likely non-compliant

## **The Area and Access**

- Set on the edge of a quiet little Gascony village, with a restaurant and chateau
- 9 minutes to the first amenities
- 45 minutes to the TGV train station in Agen
- 65 minutes from Toulouse International Airport (Blagnac)

*An exceptional property to be seen as soon as possible.*

## Summary

Property type:	Mansion
Bedrooms:	6
Bathrooms	5
Price	€1,565,000

## Key Information

Internal Area:	550 sqm
Land Area:	9200 sqm
Floor:	2

### Property Features:

- Unique Period Property
- Beautiful private setting
- Bright and spacious rooms
- Swimming pool & guesthouse
- Large outbuildings

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

## Location: Occitanie





# Gallery















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