

## Fully renovated Maison de Maitre near Villeneuve sur Lot



## INFORMATION

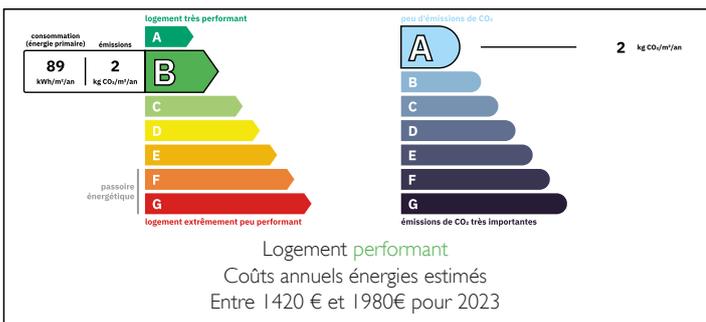
Town:	Casseneuil
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	240 m2
Plot Size:	38461 m2



## IN BRIEF

Nestling in the heart of an idyllic setting, this fabulous, fully restored manor house offers the perfect blend of old-world charm and modern comforts.

## 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

Located close to the shops, it offers unrivalled convenience for residents. The residence extends over several floors and houses seven spacious bedrooms, ideal for accommodating a large family or entertaining guests. The vast living room, bathed in natural light, is a convivial space in which to gather for moments of sharing and relaxation.

The charm of this house is revealed right from the entrance hall, with its vast cement-tiled hallway and magnificently preserved original staircase that bears witness to its history.

On the ground floor you will also find two bedrooms, one of which is en suite, a superb modern kitchen opening onto the living room, a utility room and a toilet.

Upstairs are five bedrooms, one with its own shower room, a bathroom and a study.

The solid wood floors and high ceilings give each room an airy, majestic feel. The owners have skilfully combined period features with contemporary fittings to create an interior that is both welcoming and refined.

Outside, the terrace provides an ideal space for al fresco dining or relaxing in the sun. The outbuildings offer plenty of scope for conversion, whether for a workshop, games room or storage space. Finally, the proximity of a small river adds a bucolic touch to this already exceptional property, giving residents the chance to enjoy nature in peace and quiet. This manor house is a real gem, ready to welcome its new occupants in an enchanting and practical setting.

-----

Information about risks to which this property is...

## LOCAL TAXES

**Taxe foncière: 2393 EUR**

**Taxe habitation: EUR**

## NOTES