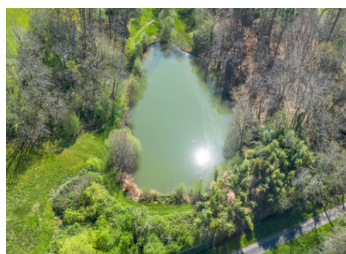


Historic Country Estate on 10 Hectares – With Pool, Woodlands & Private Lake



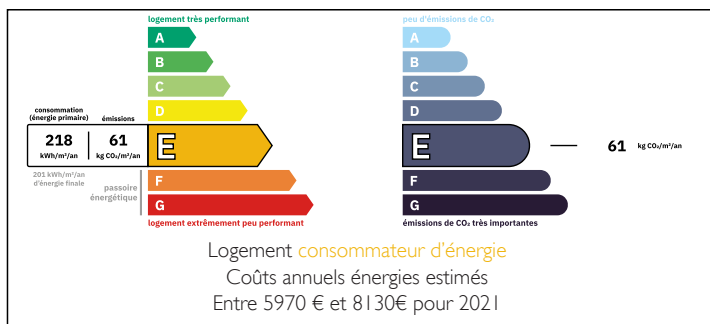
INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	227 m2
Plot Size:	97564 m2

IN BRIEF

A substantial rural estate offering privacy, scale, and character in an exceptional natural setting. Well-suited for buyers seeking space for equestrian use, creative conversion, or a peaceful lifestyle change. With solid foundations and room for enhancement, the property presents an exciting opportunity for personalisation. Its proximity to cultural landmarks, transport links, and vibrant local towns makes it both secluded and connected — ideal for a permanent residence, second home, or future hospitality project.

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.



LOCAL TAXES

Taxe foncière: 2360 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Character Stone Estate on Nearly 10 Hectares — With Pool, Lake, Barn & Stabling

Set in the heart of the beautiful Lot-et-Garonne countryside, just moments from the famed Château de Bonaguil, this enchanting stone estate is brimming with history, charm, and potential. With nearly 10 hectares of private land, including prairies, mature woodland, and a tranquil private lake, this is a rare opportunity to acquire a unique property in one of southwest France's most picturesque regions.

Accessed via a majestic cypress-lined driveway, the estate offers peace, privacy, and timeless beauty — ideal for a permanent residence, second home, or countryside retreat.

The Main House

Constructed in traditional stone, the house retains a wealth of authentic period features including:

A striking stone staircase

Terracotta-tiled floors throughout

Beamed ceilings and original thick stone walls

A magnificent historic fireplace surround, reclaimed from a church in Agen

The property is currently habitable, in sound condition, but would benefit from aesthetic updates and personalisation, making it ideal for someone looking to create a bespoke home full of character.

Room Details & Surface Areas:

Entrance Hall – 5.7m x 4.6m (26.22 m²)

Living Room (L-shaped) – 9.3m x 10m (93.00 m²)

Kitchen/Diner – 7m x 3.10m (21.70 m²)

Utility Room – 4.9m x 1.95m (9.55 m²)