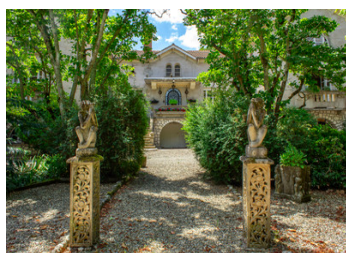


Exceptional 12-Bed Art Deco Manor with Pool, 6 Gîtes & 18 Ha – Luxury Hospitality or Event Potential

EXCLUSIVE



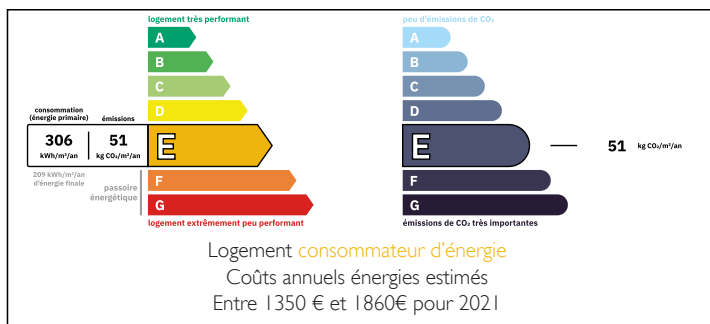
INFORMATION

Town:	Dunes
Department:	Tarn-et-Garonne
Bed:	12
Bath:	7
Floor:	580 m2
Plot Size:	182402 m2

IN BRIEF

A rare and luxurious Art Deco domaine offering exceptional volumes and elegant mid-century charm. Built in 1948, the manor sits in 18 hectares of flat land with orchards, stables, and space for horses. Inside, the sense of space is striking – a dramatic Palladian entrance hall, soaring ceilings, and vast bay-windowed reception rooms create a luminous, welcoming atmosphere. The stylish kitchen, breakfast room, and conservatory add both comfort and functionality. The property offers 12 bedrooms (most ensuite), including two apartments, with scope to create even more. A large pool and sunny terrace invite outdoor living, framed by views over peaceful countryside. Six turnkey gîtes are ready to welcome guests, offering immediate business potential. Outbuildings include a vast barn (ideal for events, indoor arena or spa), garage, attic gym, workshops, and office. With excellent access, total privacy, and...

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

Stunning Art Deco Domaine with 12 Bedrooms, 6 Gîtes, Pool & 18 Hectares – Rare & Refined Opportunity

Welcome to one of France's rarest and most enchanting properties — a majestic Art Deco manor dating from 1948, set in 18 hectares of flat, landscaped grounds with parkland, orchards, outbuildings, and income-generating gîtes. Full of light, elegance, and charm, this unique estate offers a captivating blend of mid-century glamour, grand volumes (580m²), and endless potential.

From the moment you arrive, the tone is set. A sweeping double staircase leads to the dramatic entrance hall, where a soaring ceiling, architectural lines, and large windows bathe the space in natural light. This is Art Deco at its finest — refined, glamorous, and effortlessly inviting.

The bright 1950s-style kitchen is a joy to cook in, with its original flooring, large gas range, dual-aspect windows, and generous storage. A pantry provides practical functionality, while the balcony offers views over the front of the house. The kitchen flows seamlessly into the breakfast room and the glass-fronted entrance porch, overlooking the peaceful garden.

The living space is exceptional: a vast, open-plan reception room framed by two sets of oversized bay windows with garden views, a statement marble fireplace, and high ceilings throughout. A large dining area adjoins the hallway via tall triple French doors, creating a beautiful interplay of space and light — ideal for entertaining or enjoying relaxed, sunlit afternoons.

From the corridor, five generous bedrooms form the heart of the main residence:

Bedroom 1: Elegant...

LOCAL TAXES

Taxe foncière: **4758 EUR**

Taxe habitation: **EUR**

NOTES