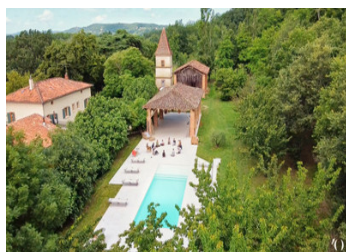


A Stunning Manor Estate Offering Exceptional Family Living and Business Opportunities



INFORMATION

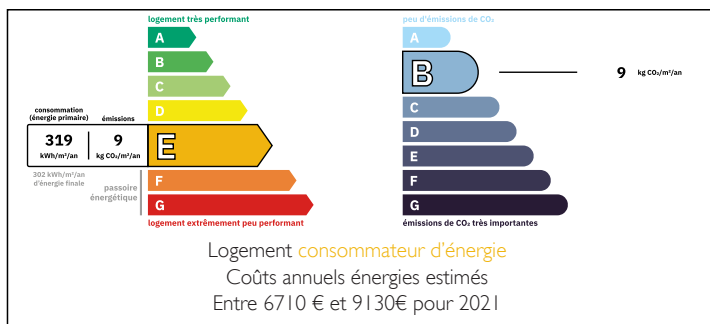
Town:	Lafrançaise
Department:	Tarn-et-Garonne
Bed:	18
Bath:	15
Floor:	1100 m2
Plot Size:	58214 m2



IN BRIEF

This exceptional 18th-century, 6-bedroom manor sits within a stunning domaine of around 850 m² of total living space. The main house is filled with light and generous volumes, featuring a huge salon, spacious dining room, and professional kitchen, all finished to the highest standard. Twelve haut de gamme ensuite bedrooms are spread across three additional buildings, offering comfort and privacy for guests or extended family. Set on 6 hectares of parkland with orchards, meadows, and 3 hectares of woodland, the property is surrounded by nature yet just 10 minutes from amenities with excellent road links. Outside, enjoy a beautiful pool, terraces, and expansive grounds perfect for entertaining. Additional features include a pigeonier, large barn, and a stunning hangar with glass walls and a cathedral ceiling, ideal as a yoga studio or event space. Suitable for horses and with good disabled access,...

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:	5410 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MANOR HOUSE – GROUND FLOOR

This exceptional 18th-century, 6-bedroom manor radiates character and elegance with high ceilings, original beams, beautiful stonework, and a grand entrance hall featuring a stunning wrought iron staircase. The pièce traversante is bathed in natural light and offers lovely garden views on both sides. The professional chef's kitchen, office, CAVE, and CELLIER are finished to the highest standard, blending practicality with style. Perfect for family life and entertaining, the ground floor combines historic charm with modern comfort.

MANOR HOUSE – FIRST FLOOR

Six spacious bedrooms, an office, laundry room, attic, and four bathrooms with WCs. Each room features high ceilings, tall windows, and abundant light, creating an airy, elegant atmosphere. The rooms exude character and charm, providing a luxurious and comfortable retreat for family or guests.

GUEST ACCOMMODATION

A single, independent building attached to the manor, offering eight ensuite bedrooms. Beautifully styled and meticulously maintained, it provides privacy, comfort, and flexibility for guests or extended family. The upstairs area connects directly to the parkland via a charming bridge, enhancing the sense of space and connection with the grounds.

GUESTHOUSES / GÎTES

GÎTE 1 – Two well-appointed bedrooms with ensuite shower rooms, separate WCs, and independent garden access.

GÎTE 2 – A character-filled single-bedroom unit with ensuite and independent access, full of charm and personality.

EXTERIOR & OUTBUILDINGS

Large GRANGE with covered parking and workshops, plus a LOCAL TECHNIQUE.