

Stunning stone manoir with views, guest cottage, & indoor pool on 11.6 ha of land for sale in Mauroux, Lot.



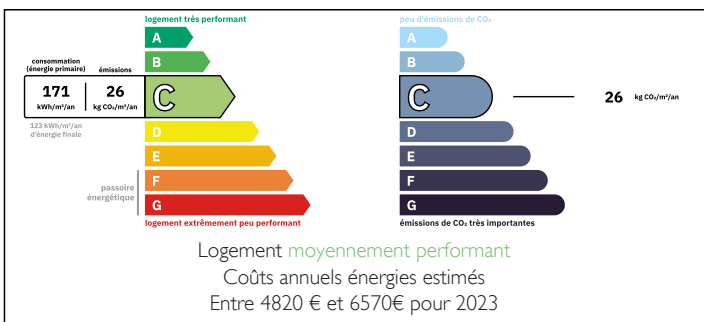
INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	4
Bath:	3
Floor:	327 m2
Plot Size:	116493 m2

IN BRIEF

Set in the peaceful countryside of Mauroux in the Lot Valley and close to the River Lot, this imposing stone property offers exceptional privacy and panoramic views across 11.6 hectares of land. Perfect for horse owners, the estate includes extensive grazing land and a flat riding arena, creating an ideal equestrian property in the Lot. The character-filled main house boasts multiple elegant reception rooms and a newly renewed indoor heated saltwater swimming pool (11 x 4 m) with shower, WC and jacuzzi. Upstairs are three spacious bedrooms, including two with en suite facilities. A separate guest cottage provides valuable additional accommodation with its open-plan living area and bedroom—ideal for holiday rentals or visiting guests. With no near neighbors or passing roads, this secluded country property combines tranquility, space and authentic French character, making it a rare opportunity for...

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

MANOR HOUSE: benefits from double glazing and oil fired central heating

GROUND FLOOR:

Indoor swimming pool 11 m x 4 m, heated salt pool, liner fully renewed in 2025, with jacuzzi, shower and WC

Kitchen/dining area (32,15 m²) fully fitted kitchen with exterior door to back terrace with views over the land

WC (1,25 m²) with wash basin

Salon (29,45 m²) with fireplace with wood burner, exposed stone walls, beams

Dining room (17,20 m²)

Former entrance hall/salon (20,85 m²) with wood flooring

Grand salon (48,35 m²) with fire place, exterior doors to garden

FIRST FLOOR:

Sitting area/Salon (22,35 m²) with original exterior entrance door (exterior stone steps leading to the bolet (covered terrace) and this entrance door) and original stone sink

Bedroom 1 (21,75 m²) with en-suite bathroom (7,6 m²) with wash basin, bath with shower, WC

Bedroom 2 (17,7 m²) with built-in storage

Hallway

Bathroom (14,8 m²) with wash basin, shower, bath and WC

Bedroom 3 (21,10 m²) with dressing (10,65 m²)

GUEST COTTAGE: private entrance and parking for the guest cottage, benefits from double glazing and underfloor heating

Open-plan kitchen/dining room/living room (38,5 m²) fully fitted kitchen, wood burner

Bedroom (9,5 m²)

Bathroom (4,4 m²) with wash basin, shower and WC

External: attached storage shed (11 m²)

EXTRA:

Former bread oven (16,75 m²) currently used for storage

Utility room/boiler room/pool technical equipment

LOCAL TAXES

Taxe foncière: **3021 EUR**

NOTES