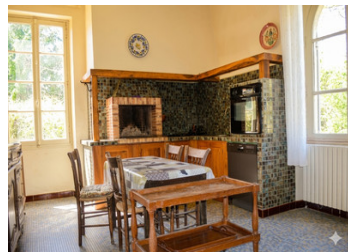


Just 10 mnts from Agen and the A62 motorway, a property spanning over 4.4 hectares with fully fenced woodland



INFORMATION

Town:	Layrac
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	44000 m2

IN BRIEF

Luxury Estate: The Revival of a Stone Gem

Just 10 minutes from Agen and 1 hour from Toulouse, discover a rare property nestled within 4.4 hectares of unspoilt countryside. This haven of peace, a true ode to serenity, comprises a characterful residence, a monumental barn and an authentic dovecote.

The Charm of the Past

Exposed stonework and century-old beams define the soul of this place. The ground floor opens onto a majestic porch, a spacious living room with an open fireplace, a study and utility rooms. The first floor, accessible at ground level, offers a second entrance, a kitchen, a small lounge, a dining room and three bedrooms.

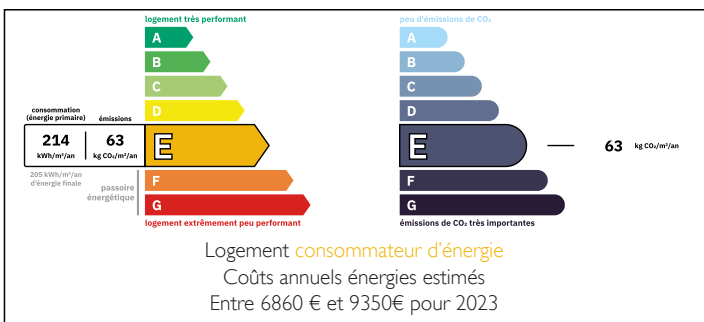
Unlimited Potential

To be restored to your own taste, this estate is ideal

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.

ENERGY - DPE





DESCRIPTION

This stately home comprises:

On the ground floor:

- A 4.2m² porch
- A 50m² living area (living room) with a grand fireplace
- A 22m² study
- A 7.5m² fully fitted bathroom
- A toilet
- A 9.7m² utility room
- A 6.61m² pantry
- A 6m² boiler room

On the first floor or garden level:

- A 17m² entrance hall
- A 22m² kitchen
- A 31m² dining room
- A small 13m² lounge
- A 12.5m² bedroom adjoining a second 14.5m² bedroom
- A 15.70m² bedroom with a 4.32m² shower room and a toilet

All windows are single-glazed

The heating is oil-fired, as is the hot water supply.

The property has its own private sewage system

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1342 EUR

Taxe habitation: EUR

NOTES