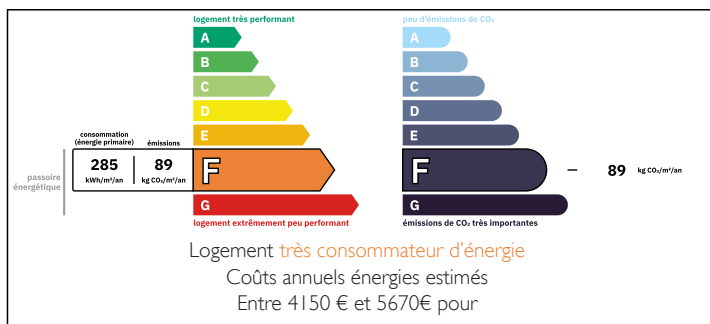


Large property with 6-room house, barn, dovecote, chicken coop, large wooded lot.



ENERGY - DPE



INFORMATION

Town:	Saint-Quentin-du-Dropt
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	57398 m ²

IN BRIEF

Near Castillonnes, in the commune of St Quentin du Dropt, you will discover this 18th-century property comprising a stone manor house of approximately 160m², a dovecote, and a detached barn with a carport.

Surrounded by a 5.7-hectare park, partially wooded with century-old trees (ash, chestnut, and walnut), this property is distinguished by its peaceful setting with no immediate neighbors, yet close to amenities. From the moment you enter, the spaciousness and light captivate visitors. The ground floor consists of a living/dining room, a fully equipped kitchen opening onto a large veranda. This layout combines conviviality and functionality. The sleeping area includes three bedrooms.

The attic is partially converted with a bedroom and offers the potential to significantly increase the living space.

Each room reveals the elegance of its period features: original tiles, fireplace, and parquet flooring

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

This property has excellent potential as a family home, but also as a business opportunity with the possibility of creating one or more gîtes (holiday rentals).

Property Features:

- Land: 57,398 m²
- Barn: Approximately 400 m²
- Dovecote (1st floor): 25 + 25 m² (convertible into a gîte)
- Dovecote with fireplace
- Natural wood flooring upstairs
- Bright rooms
- Entrance hall/living/dining room/kitchen: 52 m²
- 3 bedrooms: 15 m², 18 m², 19 m²
- Shower room: 7 m²
- Veranda: 38 m²
- Attic: 66 m²

- Space for a swimming pool
- Fitted kitchen
- Oil-fired central heating
- Septic tank (non-compliant but functional)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES