

Exceptional property comprising a main house, dovecote with bedroom, gîte, shed, garage,



INFORMATION

Town:	Lédat
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	320 m2
Plot Size:	4150 m2



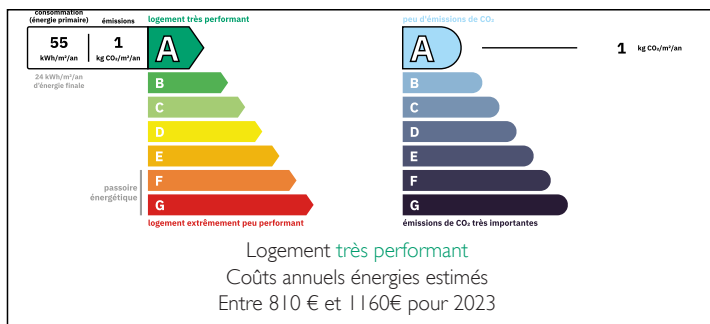
IN BRIEF

Nestled in a prime setting, this superb, fully renovated 18th-century local stone house elegantly blends authentic charm, spacious interiors, and modern comfort.

This U-shaped property complex comprises a main house, a dovecote converted into a studio, and a highly comfortable guest cottage, all set within expansive, tree-filled grounds.

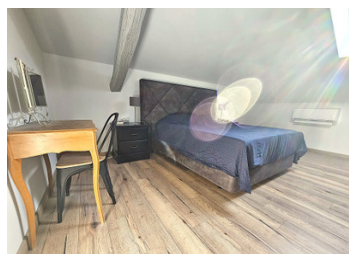
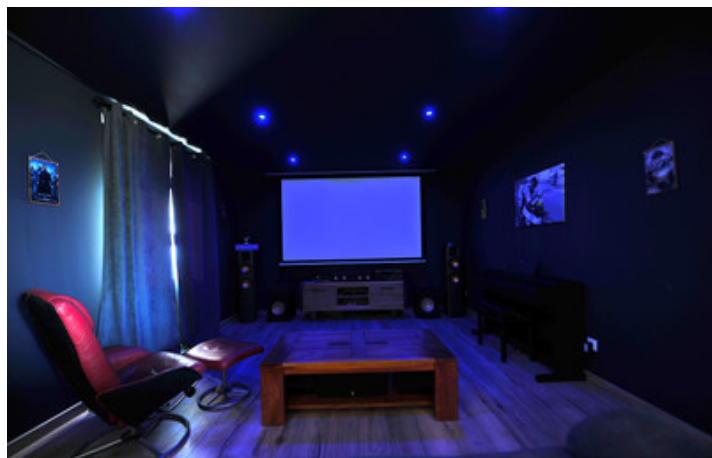
Boasting light-filled living areas, the main house impresses from the moment you enter with its distinctive, refined atmosphere. Adjoining the fully equipped kitchen, the "cathedral-style" living room and dining area offer magnificent, open-plan spaces that flow seamlessly outdoors—perfect for hosting family and friends in a welcoming setting. A study and a home cinema complete this harmonious layout. From the entrance, a black steel and tempered glass walkway leads to a mezzanine level featuring three bedrooms, a dressing room, a bathroom, and a separate toilet.

ENERGY - DPE



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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: 691 EUR

NOTES

DESCRIPTION

This beautiful country residence is ideally located just 3 minutes from the charming village of Lédats, 10 minutes from Villeneuve-sur-Lot, and 45 minutes from Bergerac Airport.

Divided into three distinct sections, the property comprises a main residence (a converted barn of approximately 210 m²), a dovecote (25 m²), and a gîte (the former main house, 110 m²).

Main residence features:

A magnificent entrance and living/dining area spanning 70 m². Recently renovated, this exceptional space forms the heart of the home. It boasts a cathedral ceiling, exposed stone walls, wooden beams, and underfloor heating with travertine flooring (Turkish stone). Sleek, panoramic floor-to-ceiling windows enhance the property's elegance and flood the space with pleasant natural light.

A fully equipped 23 m² kitchen adjoins the entrance and offers views over one of the three terraces. An office and a home cinema room (32 m²) complete the ground floor layout.

A sleekly designed walkway leads to three bedrooms (13 m², 18 m², and 13 m²), a bathroom (9 m²), a separate toilet, and a dressing room (16 m²) featuring a central island.

Dovecote features:

The dovecote (approx. 26 m²) has been converted into a bedroom with an en-suite shower room and toilet. It is equipped with reversible air conditioning.

Gîte features:

Formerly the main residence, the 110 m² gîte—which includes a 33 m² terrace—is currently being finished and will be ready for use by the time of sale. Restoration is nearing completion; the work reflects the same spirit as the main residence, with meticulous attention paid to...