

Manor house overlooking the valley



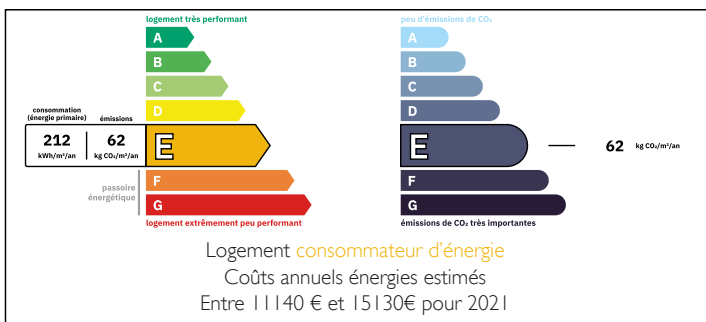
INFORMATION

Town:	Catus
Department:	Lot
Bed:	8
Bath:	7
Floor:	690 m2
Plot Size:	4200 m2

IN BRIEF

Elegant Manor House with Panoramic Valley Views
– Over 4,000 m² (1 Acre) of Landscaped Grounds

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: **3400 EUR**

NOTES

DESCRIPTION

Occupying a commanding position overlooking the valley and enjoying an exceptional setting, this remarkable manor house offers nearly 700 m² (7,535 sq ft) of living space arranged over four levels, set within more than 4,000 m² (approximately one acre) of beautifully landscaped grounds.

Behind its authentic period façade, the property reveals generous proportions and a highly versatile layout, ideally suited as either an exceptional family residence or a refined hospitality venture. The house comprises 17 rooms, including 8 bedrooms and 7 bathrooms, providing comfort, privacy and flexibility for the most discerning owners and guests.

The current configuration allows for the easy separation of two floors dedicated to a luxury guesthouse or bed-and-breakfast operation, while retaining two entirely private levels for the owners.

The garden level features an impressive 62 m² reception room combining living and dining areas, a charming vaulted kitchen of 16 m², a shower room with WC, as well as leisure and storage areas including a wine cellar and games room.

The first floor offers five generously proportioned bedrooms together with four bathrooms, providing substantial guest accommodation capacity.

The principal floor comprises an elegant 50 m² living room, a 27 m² drawing room, a 31 m² study, and a spacious 48 m² kitchen and dining area, complemented by a utility room and guest facilities.

The upper floor accommodates three additional bedrooms, two bathrooms, and two further rooms of 14 m² and 22 m² that remain to be completed, offering valuable scope for customization according to future requirements.

Outside, the...