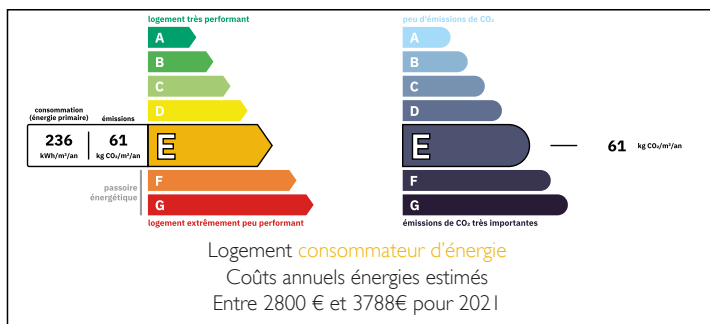


## A Rare Private Estate of 27 Hectares in the Heart of the Quercy



## ENERGY - DPE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Séniergues |
| Department: | Lot        |
| Bed:        | 5          |
| Bath:       | 4          |
| Floor:      | 302 m2     |
| Plot Size:  | 277000 m2  |

## IN BRIEF

At the heart of 27 ha of private land lies a rare and secluded estate, combining quality, open countryside and an exceptional sense of privacy.

The property is first appealing for its authenticity: a traditional Quercy stone house with 4 bedrooms, a stone guest house, a substantial Quercy barn converted into a reception room, and a beautiful pool area with its pool house.

But what truly makes this estate distinctive is its exceptionally private setting.

Entirely surrounded by its 27 ha, it offers that increasingly rare feeling of being completely on your own, in an unspoilt natural environment stretching as far as the eye can see.

The estate naturally lends itself to a lifestyle centred around nature and wide-open spaces, while offering

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.



## NOTES

## DESCRIPTION

27 hectares. Quality restoration. Remarkable outbuildings. An exceptional swimming pool. Complete privacy.

There is a difference between owning a large property and actually having space around you.

Here, the house sits in the middle of its 27 hectares. No immediate neighbours, no overlooking properties, no buildings on the horizon: just hills, woodland and nature. The property forms a coherent whole, bringing together the Quercy house and its dovecote, its barns, pool house and landscaped swimming pool.

The main house has retained everything that gives the traditional buildings of the Causse Lotois their character: the cantou fireplace, stone sink, terracotta floors... old beams, elm staircase, chestnut parquet floors, flat clay roof tiles, interior shutters... everything bears witness to the authenticity of the place.

With its 4 bedrooms, including a ground-floor suite, its bright double sitting room, dining room centred around the cantou fireplace, and modern comforts — low-temperature central heating throughout, insulation and double glazing — the house is perfectly suited to family life.

The guest house, carefully and comfortably arranged in the small barn, includes a living room and a bedroom with shower room, providing completely independent accommodation for guests.

The former 200m<sup>2</sup> barn includes a beautifully insulated and heated reception room, with a bar and fully equipped kitchen, a shower room with WC, a 45 sq m workshop which could easily be converted into an additional bedroom, and a large cellar/workshop.

The pool area is one of the major features of the