



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8129

• Castle / Manor - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 11324 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

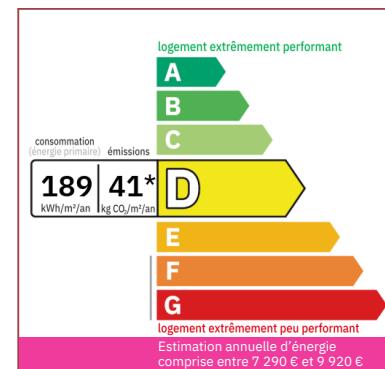
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Located in Nouvelle Aquitaine, this 12-room manor house with its 7 gîtes and its barn on 1 hectare of century-old parkland has provided a living for 9 generations.

800 m<sup>2</sup> living

11 324 m<sup>2</sup>

Non-binding document

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Price fees included

1 352 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 300 000 €

\*The agency fees are entirely at the cost of the purchaser



## • Description ref n°8129 •

This prestigious 17th-century residence is ideal for your family or a business venture, given its rich history and the vestiges of its past, such as a painting studio, a Japanese salon with its imposing camphor wood fireplace, a Louis XV study, Aubusson tapestries adorning the dining room, and a cast-iron statue inviting us upstairs...

This residence boasts no fewer than 6 bedrooms and 5 bathrooms, with an upstairs living room featuring a magnificent fireplace and views of the village of Pujols. Hidden doors along its corridors add an air of mystery.

Beyond its history, the estate has been meticulously renovated over generations, achieving an energy efficiency rating of D, and has continued to thrive thanks to its economic advantages.

To date, seven gîtes (holiday cottages) have been created in the former stables, each with varying accommodation capacities. Opposite, there is a 200m<sup>2</sup> stone barn that can be used for storage, and the old henhouse has been transformed into a pool house, offering privacy and tranquility thanks to its bamboo grove.

This place, seemingly frozen in time, is peaceful and secluded, yet just five minutes away you'll find all the amenities of a town with a rich cultural, sporting, and commercial scene.

The current turnover is €12,300 per gîte per year, generated by a single person, opening the door to further development, as the Lot-et-Garonne region is experiencing a boom in tourism.

Come and discover it!

