Magnificent estate with gîtes, swimming pool, and grounds of around 17 hectares in the Lot region

10 9 170,000m² 405m² 1



Reference
114394

Price
€819,000

Location
Floressas

Description

Beautiful stone estate set in 17 hectares of unspoilt countryside in the Lot, overlooking the vineyards. The property comprises a four-bedroom main house, two spacious three-bedroom gîtes and a third charming gîte converted from an old bakehouse. Carefully restored using quality materials, it combines authentic character with modern comfort. A swimming pool with wooden terrace, landscaped gardens, a truffle plantation and oak woodland complete this exceptional property, ideal as a private residence or for continuing an established holiday rental business.





Features
- 17-hectare estate
- Three independent gîtes
- Character and charm



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 10

Pool: 1

Living area: 405m²

Land area: 170,000m²

DPEScore: C (147kWhEP/m²/an)

GESScore: A (5kgCO2/m²/an)

Property tax: €2,800

Layout Living Area Mainhouse

Ground floor

Living room: 30 m² Fireplace with Godin wood-burning stove, tiled floor

Veranda : 30 m² Glazed extension with parquet flooring and reversible air conditioning

Terrace: 3m x 18m with wrought iron railing

Master bedroom: 28 m² With dressing room, separate toilet and ensuite shower room. Door to terrace and Closets.

Kitchen : 16 m² With island, underfloor heating and supplementary convector heater

Garden level

Bedroom : 27 m² With en-suite shower room, French doors to private terrace, parquet flooring and reversible air conditioning.

Bedroom : 16 m² With en-suite shower room, French doors to private terrace, parquet flooring and reversible air conditioning. Ceiling in "Limoux wood"

Bedroom: 27 m² With en-suite bathroom, in vaulted cellar

Layout Living Area Gîte 1

Ground floor

Kitchen: 12.5 m² Equipped and opening onto a terrace with a view

Dining room : 11.3 m²

Living room: 17.8 m²

Bedroom : 13 m² With en-suite bathroom
Separate WC

Glazed extension : 22 m² Vianne stone flooring

First floor

Layout Living Area Gîte 2 - Terrace and enclosed garden

Ground floor

Living room : 19 m² Living/dining room

Glazed extension: 18 m² with Vianne stone

Kitchen: 5.6 m²

First floor

Bread oven

30 m² converted into a gîte with kitchenette, shower room, separate WC and mezzanine. Electric heating.

Outbuildings
Greenhouse 5 m x 9 m with a 30 m³ water tank
Barn with water and electricity and chicken coop (with planning permission)