

## Romantic 17th Century manor house in a popular historical town in South West France,

47600, Nérac, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available

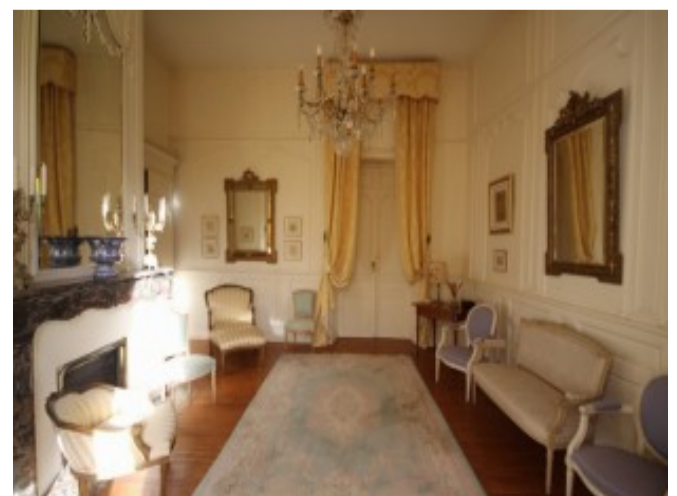
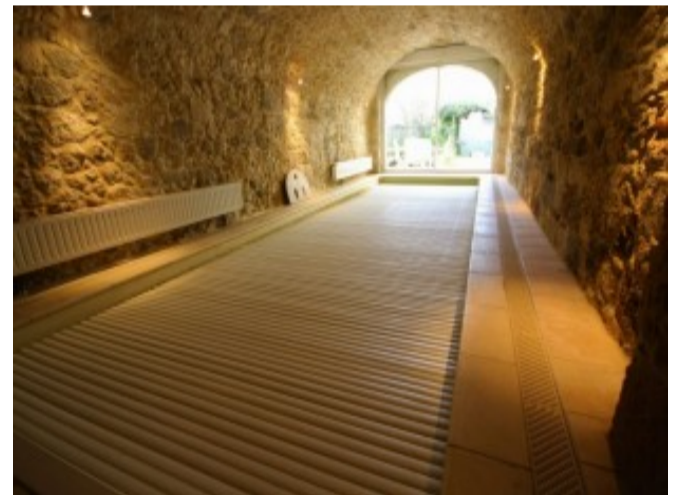
Romantic 17th Century manor house in a popular historical town in South West France

€704,000

Ref: BVI22874

## Property Description

#Romantic 17th Century Stone Manor House in a popular historical town in South West France. The house built in Louis XIII reign by President of NÃ©rac's Chamber of Accounts. Several centuries later the President of the civil court resided hence its name, "Hotel des President". In November 1659 the crowning glory for the property was the visit by young Louis XIV stopped overnight on his way to marrying Maria Theresa of Spain. Recently frequented by the famous French Actress Catherine Deneuve. Well appointed in the middle of the old town approached along the tree lined avenues sits the Manor steeped in local history. This Charming elegant residence offers abundance of old world charm with many original character features including, generous size rooms, stone staircases, parquet flooring, 18th century fireplaces, in a light and airy living space. The original medieval style windows of the old residence are proudly displayed in the wall framework of the central stairway. The central kitchen opens onto a secluded private walled garden perfect for al fresco dining. Furthermore a stunning indoor heated swimming pool installed in the vast vaulted stone room. With an Italian shower, electric safety cover, counter current feature, and a wide attractive window over looking the garden. Renovated to a very high standard there is an eclectic mix of old world charm with modern day essentials. Currently the main house has an attached apartment, children's rooms and 300m2 attic ready for conversion. Weekly markets take place all year round and especially popular are the night markets in the summer. The town is equipped with every modern convenience. Road and motorway links are close by and airports can be reached at Toulouse, Bordeaux and Bergerac Price including agency fees : 704.000 € Price excluding agency fees : 664.151 € Buyer commission included: 6 %



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