



Very successful Gite Complex with a year-round activity in heart of Lot et Garonne,

47140, Trentels, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 15 Beds * 9 Baths

Very successful Gite Complex with a year-round activity in heart of Lot et Garonne

€990,000

Ref: BVI68012

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French Entrée 

Property Description

This Domaine is close to the Dordogne, the Lot, Tarn-et-Garonne and the remarkable villages and bastides of Tournon d'Agenais, Monflanquin and Villeréal.

The Domaine is made up of 3 gites, each with their own swimming pool. The potential is endless for this stunning property. It needs to be viewed to be really appreciated as it's difficult to capture the charm on photos.

In addition to being full of character throughout, a pretty courtyard with entertainment barn and stunning grounds with panoramic country views make this an ideal location for Weddings and events, holiday home or multi generation home.

Main entrance via the pretty circular courtyard with functional Well.

Barn (300 m²) with workshop, reception, utility room and open plan area ideal for events/entertaining.

GITE 1 (400 m²) 7 Bedrooms

Entrance leads to a hallway with a separate large fully equipped kitchen with gas/electric range and wood burner
Dining room with wood burner and direct access to the garden and pool. Living room with wood burner. Oil central heating throughout. Utility room. Wine cellar. Large bedroom with direct access to the terrace and pool
Bathroom with shower and separate WC.

1st FLOOR

Large double bedroom with a door leading to a further twin bedroom. Plumbing is in place to create a Jack and Jill bathroom. Large double bedroom.

EXTERIOR

Accessed via the terrace and garden, there are an additional 3 family sized bedrooms with ensuite bathrooms with shower and WC.

Alfresco terrace with gazebo, BBQ, pool house and technical room, wc and shower.

10x4m heated swimming pool with security cover (IPO 90)

GITE 2 (150 m²) 3 Bedrooms

Ground floor large open-plan lounge, fully equipped kitchen and dining area. Two bedrooms set up as twin and double, 2 separate showers and 2 WCs. Stairs lead to a mezzanine with twin beds. Electric heating throughout. Alfresco terrace with BBQ and a secure 10x4m swimming pool.

GITE 3 (150 m²) 4 bedrooms

Ground floor large open-plan lounge, fully equipped kitchen and dining area which leads directly out to the alfresco terrace, with BBQ and secure 10x4m swimming pool. Twin bedroom and double bedroom, 2 separate showers and 2 WCs. Stairs lead to 2 bedrooms. Electric heating throughout.

ENTERTAINMENT ROOM (65 m²)

Also ideal for indoor events is currently a games room with billiards, table football and table tennis.

THE GROUNDS (1 hectare)

Sprinkler system with water from the Lot, second entrance with parking, badminton, volleyball, football, trampoline, swings and boules.

Gallery

