



# Prestigious manor house overlooking the valley,

€1,263,150

47470, Beauville, Lot-Et-Garonne, Nouvelle-Aquitaine

Ref: BVI64905

\* Available \* 6 Beds \* 4 Baths

Prestigious manor house overlooking the valley

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French Entrée



## Property Description

This property finds itself in the middle of nature in a dominant position, steeped in history and full of original features, such as its two-hundred-year-old trees and its watchtower.

The 13th-century manor house comprises a kitchen, a spacious lounge with fireplace, a dining room with fireplace, a bedroom, a shower room/toilet and a magnificent covered terrace with views over the valley. On the garden level, there is a bedroom with a superb fireplace, bathroom, study, toilet, utility room and a covered terrace with views over the valley.

The first guest house comprises a lounge/dining room/kitchen, two bedrooms, shower room/toilet, and also benefits from access to the courtyard. A second guest house comprises a kitchen opening onto a lounge/dining room with access to a terrace, a shower room/toilet, two bedrooms and a utility room. The property also has a garage and an outdoor patio with its stone archway, a cosy spot for family meals.

The property is set in 31256 m<sup>2</sup> of parkland planted with bicentenary trees, with a 12 m x 6 m saltwater swimming pool and a natural spring. The manor house is heated by an oil-fired boiler and fireplaces, and is double-glazed. The guest houses are heated by a heat pump with underfloor heating, have electric roller shutters and are double-glazed.

