



## 7 Bedroom House,

47800, Miramont De Guyenne, Lot-Et-Garonne, Nouvelle-Aquitaine

\* 7 Beds \* 1 Bath \* 640m2

# €1,700,000

Ref: LN-6WK9P

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**French Entrée** 

## Property Description

REF.4084 : Beautiful french country house in Lot-et-Garonne.

Located in the rolling countryside of the Lot-et-Garonne you will appreciate the calm and good living of the region, this magnificent 18th century property, perched on the heights, is 9 km from a village providing the first services and 30 minutes from Bergerac, the resource city. The city of Bordeaux is 125 km away, Paris is only 3h15 from Bergerac (TGV), and London is 2 hours away with daily flights from Bergerac.

One can access the château through a gate and an avenue lined with oak trees. A beautiful dovecote stands in the entrance courtyard of the property.

This elegant and imposing 18th century property is composed of a main building and various outbuildings that form a rectangular courtyard where life is organized around a swimming pool and several terraces.

Entirely built of local stone that has grayed over time, the façade and the numerous openings, in Mediterranean colors, offer an interesting contrast. The building is covered with tiles of canal type, the chainings, the base are underlined by a work of size.

The château, with a living area of approximately 640sqm, includes:

On the ground floor: a large entrance hall (37sqm) opens onto two rooms, on the right a living room (32sqm) with fireplace and adjoining library, on the left a billiard room (37sqm) and adjoining toilet. A large hallway gives access to the first floor and to the second part of the first floor, an office (34sqm) communicating with the library, a living/dining room with a fully equipped kitchen (93sqm) in its extension. Adjacent to the kitchen space a back kitchen with the second staircase to the first floor, then a staircase to the cellar.

On the first floor: 7 bedrooms, 5 of which have bathrooms/showers, all of which have a clear view of the countryside.

On the second floor: an attic (100sqm).

In the basement: a cellar.

This property is intended for rental during summer time, the owners having renovated an old barn in 2014 to create 3 accommodations and a common space.

The first two accommodations are lodgings including, on the ground floor a large living room/kitchen, on the first floor 2 bedrooms with a shower room and toilet, for the outside, large terrace with private swimming pool, the whole is with the standards of modern comfort.

The janitor's apartment has a large living room/kitchen on the ground floor, 2 bedrooms with a shower room and toilet on the first floor. Outside, a large terrace, the whole is to modern standards.

The common area includes a large laundry and a fitness area.

Located in the park of the chateau, a completely renovated dovecote house comprising: on the ground floor, a living space (kitchen/breakfast room) open on the wooden terrace and on the first floor a bedroom and a bathroom.

A garage, stable for horses, a large covered terrace and a BBQ area.

The chateau is established in the middle of a pleasant park of more than 17 acres (7.21 ha), various species of trees are established there, some centenarians, to underline that a pond is present on the property.

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