COLDWELL BANKER
EUROPA REALTY

House Villeneuve-sur-Lot 670 m²



SALE PRICE : 1 248 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux is proud to present this magnificent 17th-century prestigious estate, set in a 1.1-hectare park in the heart of downtown Villeneuve-sur-Lot, an authentic riverside bastide in a privileged setting, just 1.5 hours from Toulouse International Airport and 1 hour and 45 minutes from Bordeaux International Airport.

Nestled in its lush greenery, in absolute tranquility, this sublime property perfectly blends a natural environment, serenity, and proximity to the town center, with its sought-after amenities (shops and services, cultural and sporting activities).

Once you pass through the elegant entrance gate, the estate comprises a beautiful stone mansion on two levels, covering approximately 470 m², two outbuildings with guest houses totaling around 400 m², a 200 m² barn, and a pool house with a large swimming pool, all within a 1.1-hectare park surrounded by century-old trees.

The main house is a true delight for history and authenticity lovers: frescoes, original woodwork, moldings, hidden doors, fireplaces, high ceilings...
On the ground floor, you will find an entrance hall, a stunning first living room adorned with historical features, a second salon with "Asian" inspiration, a dining room, a kitchen, and two large bedrooms.
A bronze statue that served as the mold for the Statue of Liberty adorns the staircase leading to the first floor, which features four large bedrooms, each with its own bathroom, a grand south-facing reception room with an open fireplace, and a second kitchen and dining room (offering the possibility of creating a fully independent apartment or guest house within the home).
The second and top floor, accessible by stairs, includes an attic with great potential for conversion (additional bedrooms, a studio... including a magnificent 80 m² space with a large glass roof filled with natural light).

The former stables have been fully converted into seven guest houses, each with a living area, open kitchen, and, depending on the unit, one, two, or three bedrooms. The rental activity is well-established and operates year-round. Revenue details available upon request.

Finally, the 1.1-hectare wooded park features a beautiful 200 m² barn currently used for storage but with exposed brickwork, offering great potential for organizing events (seminars, weddings...). There is also a 40 m² pool house with a 14x7m swimming pool with reinforced liner.

This is truly an exceptional estate combining authenticity and elegance, perfect for a private residence or a prestigious activity as currently operated.
Contact me to arrange a private viewing and be enchanted by this rare gem!

DPE D (190) / GES D (42)
€1,248,000 including agency fees, with €48,000 VAT-included fees charged to the buyer.

Pour plus d'information, contact : Katrina Hammond +33788377780
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445
Retrouvez tous nos biens sur le site IMMOBA.fr

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FEATURES

Property type:	House	Area:	670.0 m²	Number of rooms:	12 rooms
Number of bedrooms:	6 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 190

Greenhouse gas emissions (GHG) index: D 42

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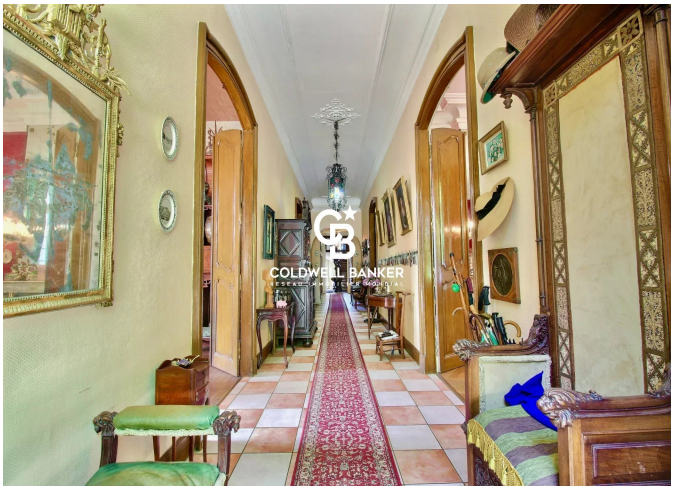



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