

Maison Villeneuve-sur-Lot 670 m²



PRIX DE VENTE : 1 248 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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.

For more information, contact: Vincent Macary

Independent commercial agent RSAC 909 975 096 / RCP 127100479

Find all our listings on IMMOBA.fr

13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	670.0 m ²	NB de pièces :	12 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

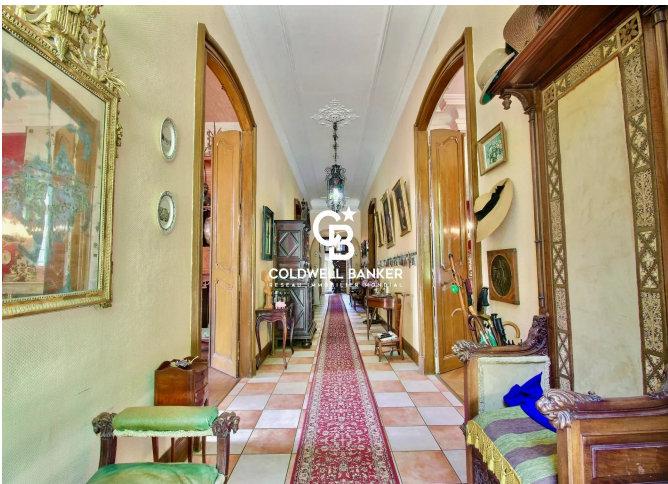
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 190

Indice d'émission de gaz à effet de serre (GES) : D 42



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr