

Maison Montaignu-de-Quercy 480 m<sup>2</sup>

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PRIX DE VENTE : 1 697 500 €

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## DESCRIPTION

Historic White-Stone Estate in Quercy Blanc — A Signature of Authenticity

Nestled in the heart of Quercy Blanc, behind a majestic driveway lined with centuries-old trees, this 18th-century estate embodies the perfect harmony between historical charm and modern comfort. Here, the characterful architecture blends seamlessly into a preserved landscape of over 8 hectares, featuring English-style gardens, meadows, woods, and a natural spring — a true haven of greenery and tranquility.

Built entirely in the iconic white limestone of Quercy, the property stands as a superb testament to local architectural heritage, designed for connoisseurs of authenticity and character. French ceilings, noble materials, and carefully preserved original features create a uniquely warm and elegant atmosphere.

The main residence has been meticulously restored with great care and respect for its soul. The generous reception rooms flow harmoniously: intimate living rooms with stone fireplaces, a private study, a spacious kitchen blending noble materials with modern amenities, all extending onto a covered terrace perfect for relaxation and long summer evenings. Beneath the main house, 11th-century vaulted cellars evoke the centuries-old history of the estate, adding a rare and unique charm.

The sleeping quarters are arranged into two separate wings, offering complete privacy: on one side, two magnificent master suites with dressing rooms and en-suite bathrooms; on the other, two additional bedrooms with a private bathroom.

The property also features an elegant guest house, fully renovated in 2023, where contemporary comfort blends seamlessly with authenticity: a spacious living room with fireplace, fully equipped kitchen, two independent suites, and a private terrace.

A stone dovecote, a barn converted into stables and garages, and a vast summer kitchen with traditional bread ovens complete the estate, offering numerous possibilities for both private and hospitality use.

At the heart of the park, a 15-meter swimming pool surrounded by wide terraces naturally extends this haven of peace, ideal for fully enjoying the refined lifestyle this exceptional property offers.

The entire estate has been perfectly maintained and is equipped with modern technical installations (heat pump, new windows, updated equipment), allowing for immediate occupancy without any renovation.

Located just 20 minutes from Agen, major roadways, TGV stations, and 1 hour from Toulouse-Blagnac International Airport, this exceptional property offers multiple possibilities — whether as a prestigious family residence or a high-end hospitality project — in a preserved and rare environment.

DPE: Classe B

Montant des frais annuels d'énergie : entre 1 680 euros et 2 340 euros

Prix : 1 697 500 euros (honoraires charge vendeur)

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques  
: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	480.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	13 rooms				

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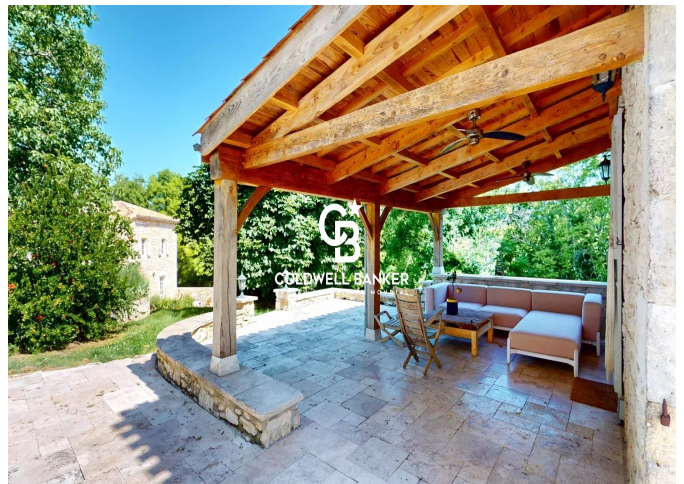
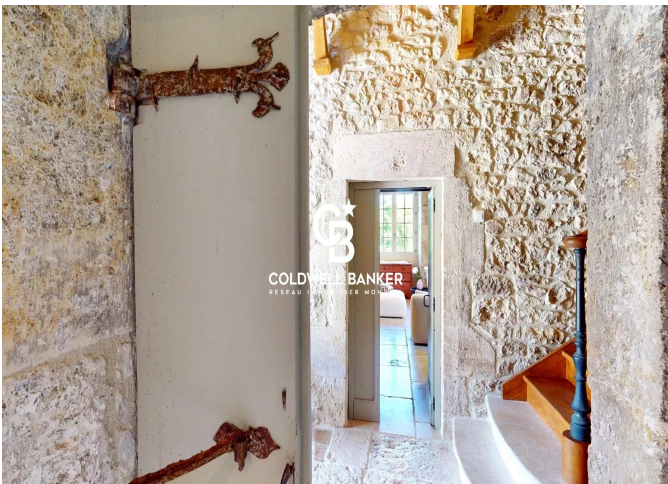
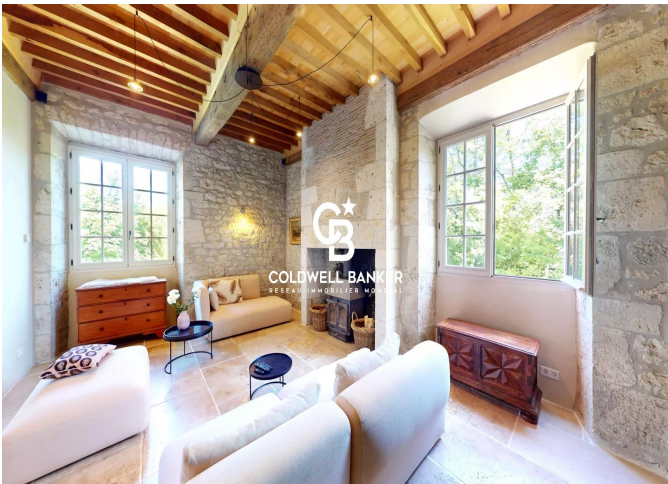
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 109

Indice d'émission de gaz à effet de serre (GES) : A 3



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