



## A MAGNIFICENT DOMAIN WITH STUNNING GROUNDS



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,936,255.35

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nérac
Irányítószám:	47600
Feladta:	2026. 04. 16.

### Leírás:

**RARE OPPORTUNITY TO ACQUIRE A FORMER PRIORY DEVELOPED AS A N EXCEPTIONAL PROPERTY SET IN MATURE GROUNDS WITH POOL, NATURAL SOURCE AND LARGE POUND** In an area near the historical town of Nérac, the domain is accessed by a charming country lane and is situated close to a small river. Backing a pine forest, this environment is totally secluded and romantic. The 12th/18th century property is truly enchanting. It is above all a place for exquisite living and enjoyment of the surrounding nature. Perfect for a large family retreat, chambres d'hôtes, arts or other business project off the beaten tracks. The main building is accessed through an elegant courtyard with a natural spring at its centre which also provides water to the property. On one side, a tower dates back the medieval times and is attached to château transformed over the centuries and adapted to modern and elegant living while retaining a number of original features. Stone fireplaces, à la Française ceilings, old floor tiles with generous volumes throughout. On the South side of the courtyard, the outbuildings are converted into 3 separate comfortable gîtes. A vast grange with stunning impressive framework completes the property and is ready for many uses. The grounds with mature trees, lush borders and a formal garden to the rear includes a delightful lake where boating is possible on warm summer days. In total, the property offers 12 bedrooms (6 in the main building) and 9 bath/shower rooms : - in the main building : 1 master suite and 1 bedroom share a large bathroom with bath and shower, 2 studios and 2 one-bedroom apartments (1 in the tower) with kitchenettes - outside, 3 independant fully equipped gîtes with 2 bedrooms each The large barn (approx 260 sqm) could be developed as a reception/wedding venue or other uses. Pool with pool house Water source feature. Lake The domain is perfectly well maintained and no works are required. The existing installations allow it to be run a luxury



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B B business and could host private parties such as weddings and seminars (subject to authorizations). Plans available on request. A RARE AND STUNNING OPPORTUNITY. FOR MORE INFORMATION AND/OR REQUEST FOR A VISIT PLEASE CONTACT AGENCE HAMILTON IN LECTOURE (GERS) ON +33 (0) 5 62 29 59 57

Állapot: Good  
Built: 1750

## Gyakori

Hálósobák: 12  
Fürdőszobák: 7  
Kész négyzetméter: 936 nm  
Telekméret: 64700 nm

## Room details

Total rooms: 20  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 256

## Building details

Parking: Yes  
Outdoor Amenities: Pool  
Emeletek száma: 2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T30837/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30837/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: F048751039AD4A26



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