



## Exceptional estate near Figeac

### 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 928,766.23

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Figeac
Irányítószám:	46100
Feladta:	2026. 05. 17.
Leírás:	

Located in a privileged environment in the immediate vicinity of Figeac, this magnificent estate offers great potential, whether as a primary residence or for a hospitality/tourism project.

Just a 10-minute drive from Figeac, this character property provides a rare living environment, combining serenity, space, and authenticity. It offers the perfect balance between rural tranquility and easy access to town life.

The property consists of a main house of over 350 m<sup>2</sup> with 4 bedrooms and an independent studio, two fully equipped chalets accommodating two to four people, and a separate guest house with 2 bedrooms that can host up to 6 people. All set on more than 1.5 hectares of beautifully landscaped grounds, featuring a large reception area for guests, a spacious and elegant function hall, a professional kitchen with back kitchen and storage, a bar, and outdoor facilities including a terrace, sanitary block, 18-hole mini-golf course, and two separate swimming pools.

#### Main house :

The main residence of over 350 m<sup>2</sup> (including 215 m<sup>2</sup> of living space) comprises 4 guest bedrooms (three of which have their own shower room and WC), a bathroom, separate toilets, a fully fitted and equipped kitchen, a large living area (lounge/dining room), a spacious garden-level bedroom of over 40 m<sup>2</sup> with its own shower room (ideal for a wellness area or independent suite), a separate room or office (currently used as a massage room), a large basement including a garage, boiler room, dressing room, laundry room,



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storage room, two cellars, and a workshop.

The house also features a heated swimming pool and a pleasant covered terrace, offering a privileged relaxation area - currently dedicated to guest accommodation. It could just as easily serve as a private main residence with its own pool.

This property is currently rated 4 stars by Gîtes de France, a recognized guarantee of quality and comfort.

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### Independent house / guest cottage :

Fully renovated, this single-storey house of 62 m<sup>2</sup> is set apart from the main house and chalets, offering privacy in a green, quiet and authentic setting.

It includes two bedrooms, a fitted kitchen, a shower room with WC, a living space (lounge/dining room) opening onto a covered terrace with views of the surrounding countryside. An ideal space to host family and guests independently (up to 6 people).

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### The chalets :

Nestled in the heart of a walnut grove, with breathtaking views over the lush countryside, the two fully equipped chalets offer an idyllic, authentic, and peaceful setting. Each chalet includes one bedroom, a shower room with WC, a living/dining area, a fully equipped kitchenette. They can accommodate 2 to 4 people each. Guests staying in the chalets currently have access to a swimming pool with stunning panoramic views of the surrounding countryside. Set in a highly sought-after natural environment, they blend perfectly into the landscape and fully contribute to the charm of the property.

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### Tourism facilities ? living spaces & outdoor areas :

The estate has been designed to fully enjoy the natural setting and moments of conviviality. It offers a wide range of services to meet the growing demand for relaxation and leisure:

- ? A restaurant serving homemade cuisine with fresh, local products
- ? A beautiful reception hall for hosting events (weddings, concerts, parties, etc.)
- ? A fully equipped professional kitchen with back kitchen, dishwashing area, and storage
- ? A bar area to welcome guests in a friendly atmosphere
- ? Landscaped grounds with a large outdoor terrace offering significant capacity
- ? An 18-hole mini-golf course
- ? A wellness area including a massage room

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Between nature, tranquility, and immediate proximity to the shops and services of Figeac, this estate offers an exceptional quality of life. A place where countryside charm meets high-quality amenities, for a lifestyle in harmony with nature, just outside Figeac.

It is equally suited as a large family home or for a hospitality project, within an already established and recognized setting.



Note:

A detailed list of equipment and furnishings can be provided upon request.  
Full dossier available on request.

Information on the risks to which this property is exposed is available on the Géorisques website:

## Gyakori

Hálósobák:	9
Fürdőszobák:	8
Kész négyzetméter:	319 nm
Telekméret:	16800 nm

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	129
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## Building details

Parking:	Yes
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/PFYR-T204932/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T204932/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	3397-12008404455
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