



## A MAGNIFICENT DOMAIN WITH STUNNING GROUNDS



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,936,255.35

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Nérac  
ZIP code: 47600  
Posted: Apr 16, 2026

### Description:

**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



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perfectly well maintained and no works are required. The existing installations allow it to be run a luxury 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

Condition: Good  
Built: 1750

### Common

Bedrooms: 12  
Bathrooms: 7  
Finished sq. ft.: 936 sq m  
Lot Size: 64700 sq m

### 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  
Number of Floors: 2

### Lease terms

Date Available:

### Additional information

Website 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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