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## Prestigious 39-Acre Estate Lake

**895 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26447
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 6
- Wohnfläche : 400 m<sup>2</sup>
- Grundstücksfläche : 160 000 m<sup>2</sup>
- Grundsteuer : 2 221 €



Located 10 mins from Eauze and 1h from Agen is this beautiful estate consisting of a renovated manor house (400m<sup>2</sup> footprint), a spacious outbuilding (600m<sup>2</sup> footprint) and a wine press (200m<sup>2</sup> footprint). The estate comprises 16ha (over 39 acres): pastures, woods & a natural lake filled with fish.

Lovers of fishing will possess their own 2.5 hectare lake set in a quiet and natural environment. The estate and its forests would provide an idyllic setting for an equestrian activity while a prestigious tourist activity would flourish in this charming house and grounds.

The 50m<sup>2</sup> main entrance hall of the house allows access to the living areas as well as access to the grounds facing west. To the right of the entrance is the 50m<sup>2</sup> living area which leads to a spacious, 35m<sup>2</sup> kitchen, a 20m<sup>2</sup> larder and laundry with storage room.

To the left is the library which boasts a secret passage!

Also on the ground floor are two bedrooms , each with bathroom, a sitting room with raised stage, a sitting room with television area, a study and a washroom serving a bedroom which is nestled between the ground floor and the loft.

Two service staircases serve two distinct spaces in the loft. One to convert as you wish and the other, entirely renovated, has two bedrooms and a washroom.

The roof is covered in tile and in perfect condition. Construction is traditional. Heating is provided by several wood burners positioned in the fireplaces and completed by electric-powered radiators. Hot water is provided

by an electric-powered hot water storage tank. The property is served by an individual sewage system up to current regulations at time of publication.

The first outbuilding has a 600m<sup>2</sup> footprint thus almost 1200m<sup>2</sup> in total. The first floor comprises a habitation for the farm workers of previous times and a section serves as a farm building. The volumes and charm of this building will allow you to organise your projects as you wish.

The old wine press has a 200m<sup>2</sup> footprint and will serve numerous projects: renovation, agricultural, workshop...

This property is 10 mins from schools, commerce and services, 1h40 from Toulouse and airport, 1h30 from Pau, 1h from Auch, 2h from Biarritz and the Atlantic coast.

**ENERGIEVERBRAUCH : B (94)**

**TREIBHAUSGAS : A (2)**