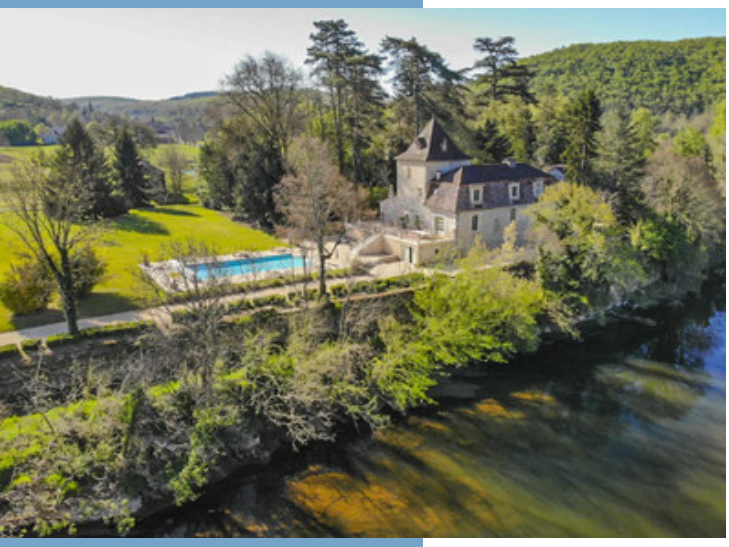


CHARMING RIVERSIDE MANOR ON THE LOT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

CHARMING RIVERSIDE
MANOR ON THE LOT...





PROPERTY FACT FILE

REFERENCE	A36101LIS46
PRICE	€ 1,320,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 267 200 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	435 m²
LAND	37000 m²
TOWN	Cahors
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	
FEATURES	Character property

*Price based on current exchange rate which is subject to change





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CHARMING RIVERSIDE MANOR ON THE LOT...

Ref : A36101LIS46

35 km from Cahors, this 435 m² manor overlooks the River Lot within a 3.7-hectare estate, including one hectare of walnut trees. A 90 m² terrace offers stunning views of the heated 15x8 m pool and private tennis court. Inside, charm meets comfort: a spacious living room with central fireplace, modern kitchen, five bedrooms including one set in a







DESCRIPTION

Perched above the gentle flow of the River Lot, this exquisite manor house offers the perfect blend of French elegance, historical charm, and tranquil countryside living.

Set within more than 3.7 hectares of land – including a hectare of walnut trees – the property enjoys complete privacy and breathtaking views. A 90 m² upper terrace, accessed via a graceful stone staircase, overlooks a heated 15x8 metre swimming pool and private tennis court. Every element invites you to savour long summer days under the southern sun.

Inside, authenticity meets refinement. The interiors are light-filled and beautifully proportioned, with quality finishes throughout. A central fireplace anchors the vast reception room; the modern kitchen, complete with island, flows into the dining space – ideal for hosting with style.

One of the property's most unique features is a bedroom set within a former chapel, complete with en-suite bathroom – a rare and magical retreat.

Upstairs, the master suite offers parquet flooring, a private sitting area, and an elegant bathroom. Three further bedrooms, a shower room, and a second bathroom complete the sleeping quarters.

On the garden level: a vaulted wine cellar (54 m²), a workshop, and even direct river access with boat launching facilities – perfect for those dreaming of life on the water.

A truly exceptional home for those seeking peace, beauty, and a touch of the extraordinary in the heart of southwest France.

Room sizes:
Entrance: 15....

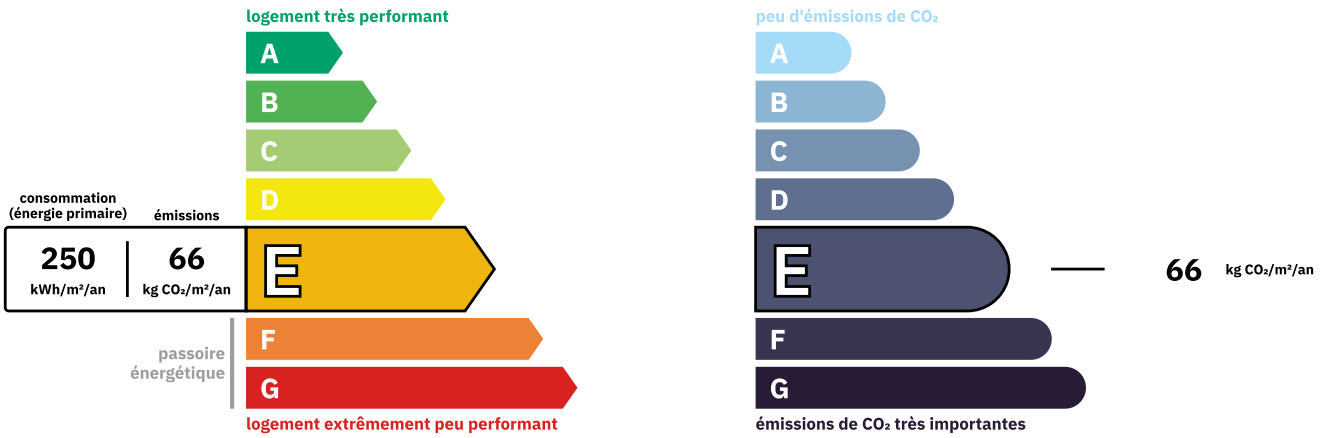
More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36101LIS46
COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref : A36101LIS46

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2750 € and 3620€ for

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36101LIS46
FILE COMPLETE AND PHOTOS ON REQUEST

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