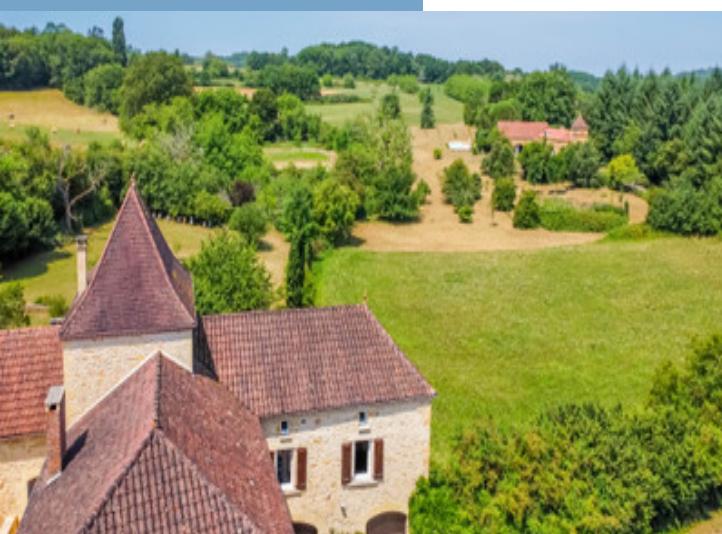




IDYLLIC DORDOGNE HIDEAWAY – HISTORIC HOME WITH INDOOR POOL & INDEPENDENT ACCOMMODATIONS

IDYLLIC DORDOGNE
HIDEAWAY – HISTORIC
HOME WITH INDOOR
POOL & INDEPENDENT
ACCOMMODATIONS...



PROPERTY FACT FILE

REFERENCE	A39575TP46
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	6
ACCOMMODATION	395 m ²
LAND	6600 m ²
TOWN	Cazals
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Indoor pool – Spaces for family and friends
- Large rooms with expansion potential
- In the heart of a sought-after tourist region
- Shops, restaurant and services at walking distance
- The Golden Triangle of Dordogne, Lot, and Quercy

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Back on the Market

Located in the heart of an authentic village near Cazals, this traditional Périgord stone property combines charm, modern comfort, and excellent business potential.

DESCRIPTION

Back on the Market

Nestled in an authentic and peaceful setting near Cazals, this spacious 395 m² property, typical of the Périgord style, offers an exceptional living environment — ideal for hosting family and friends or for developing a tourist accommodation or professional activity.

Located in the heart of a charming village between Quercy and the Périgord Noir, this beautifully maintained stone residence combines historic character with modern comfort.

Its authentic features — including a traditional bolet (covered stone terrace), iconic pigeonnier, wooden flooring, and large cantou fireplace — are complemented by recent upgrades such as thermal insulation, double glazing, and underfloor electric heating, ensuring both charm and quality of life.

The property has been designed for hospitality, with numerous bright and spacious living areas, high ceilings, and large openings.

The layout is modular and offers great flexibility, currently arranged as follows:

- Main House – 225 m² over two levels:

First Floor:

8m² Entrance hall

47m² Living room

19m² Separate kitchen

13,5m² Office

3 bedrooms (23m², 14 m², 14 m²)

4,5m² Shower room with WC, and guest toilet.

68m² Indoor pool area, featuring a 10×3 m pool with a depth ranging from 1.4 m to 1.7 m, heated by a heat pump.

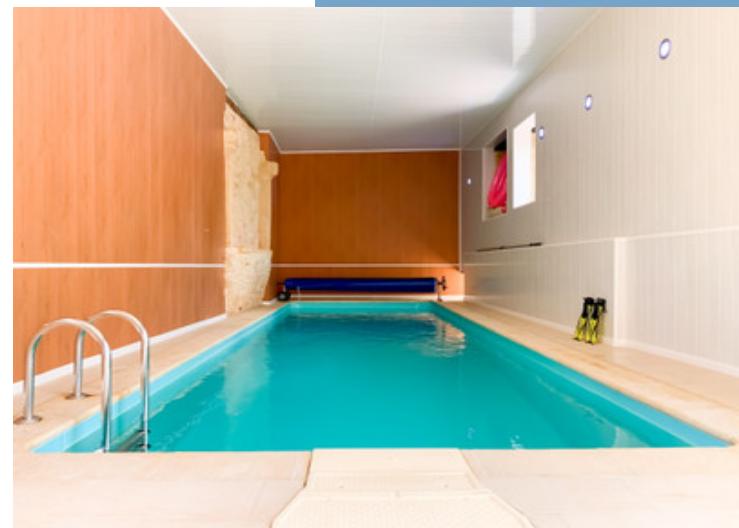
The space includes an integrated dehumidifier, sliding glass doors opening to the outside, and an adjacent bathroom with WC.

Second Floor:

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A39575TP46>

COMPLETE FILE AND PHOTO ON REQUEST

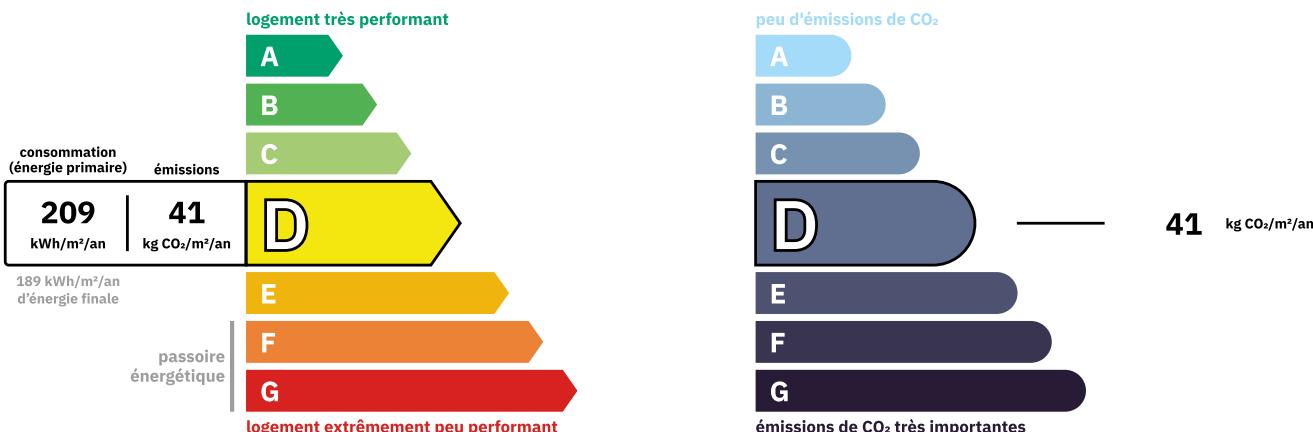


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ENERGIE-DPE

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



Property Poorly efficient

Estimated annual energy costs
between 2960 € and 4050€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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