



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

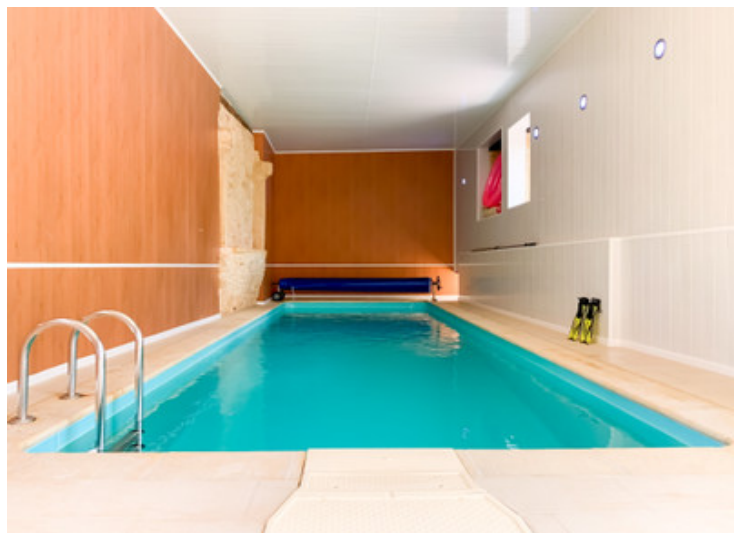
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## PROPERTY FACT FILE

REFERENCE	A39575TP46
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	6
ACCOMMODATION	395 m <sup>2</sup>
LAND	6600 m <sup>2</sup>
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 m<sup>2</sup> 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 m<sup>2</sup> over two levels:

First Floor:

8m<sup>2</sup> Entrance hall

47m<sup>2</sup> Living room

19m<sup>2</sup> Separate kitchen

13,5m<sup>2</sup> Office

3 bedrooms (23m<sup>2</sup>, 14 m<sup>2</sup>, 14 m<sup>2</sup>)

4,5m<sup>2</sup> Shower room with WC, and guest toilet.

68m<sup>2</sup> 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://leggettprestige.com/luxury-property-for-sale/view/A39575TP46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

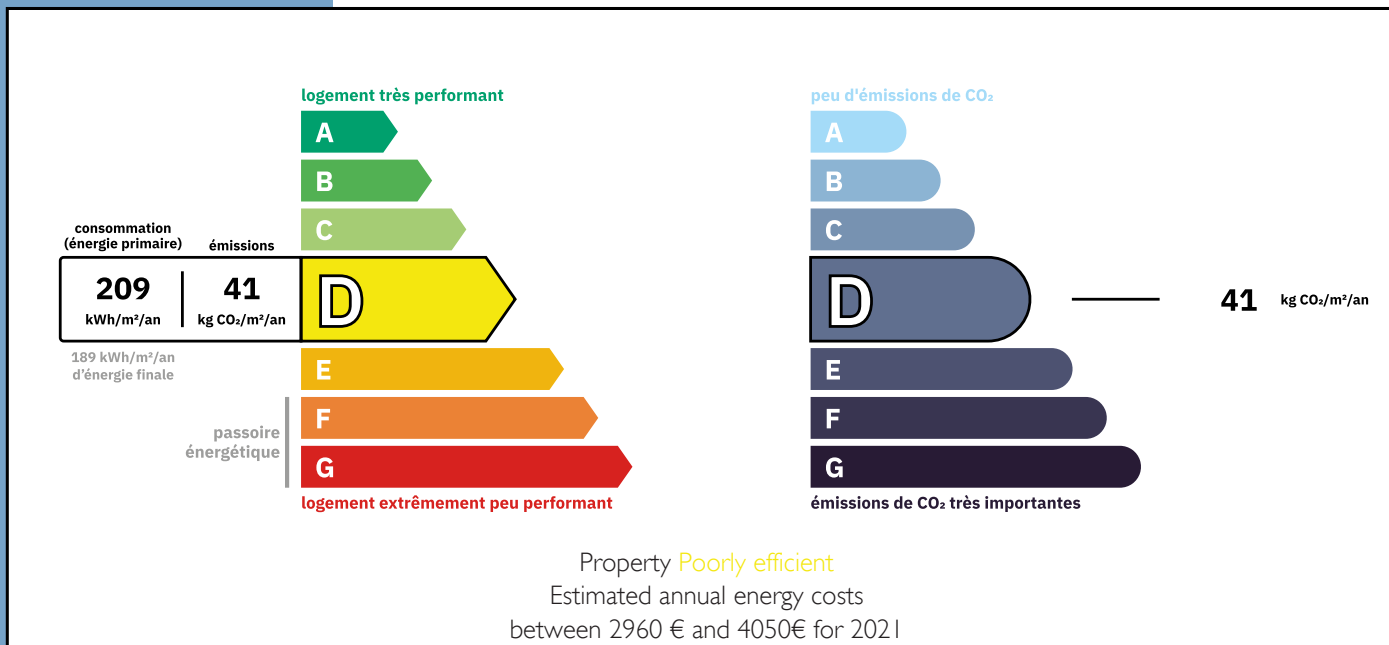
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A39575TP46  
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AND PHOTOS  
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