



© LEGGETT immobilier

EXCEPTIONAL PROPERTY WITH PANORAMIC  
VIEWS, INFINITY POOL, CHARM AND AUTHENTIC  
CHARACTER – MAIN HOUSE AND GUEST

EXCEPTIONAL PROPERTY  
WITH PANORAMIC VIEWS,  
INFINITY POOL, CHARM  
AND AUTHENTIC  
CHARACTER – MAIN  
HOU...



## PROPERTY FACT FILE

REFERENCE	A45352NB46
PRICE	€ 749,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (710 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	290 m <sup>2</sup>
LAND	11784 m <sup>2</sup>
TOWN	Laval-de-Cère
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

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



- 
- 
- 
- 
- 

EXCEPTIONAL PROPERTY  
WITH PANORAMIC  
VIEWS, INFINITY POOL,  
CHARM AND AUTHENTIC  
CHARACTER – MAIN  
HOU...

Ref : A45352NB46

Properties like this are very rare in our villages. Nestled in a tiny hillside hamlet overlooking the Cère Valley, this former manor house and its converted barn enjoy truly breathtaking views.

The barn was redesigned by an architect and offers an impressive

## DESCRIPTION

A rare opportunity: a magnificent property combining contemporary design, modern comfort, and historic character. Located in a small hamlet just 10 minutes from Biars-sur-Cère and 15 minutes from Beaulieu-sur-Dordogne. Perfectly positioned for enjoying nature, exploring the Cère and Dordogne rivers by canoe, and discovering the countless attractions and some of France's most beautiful villages nearby.

### MAIN HOUSE (Converted Barn)

The main house, approximately 160 m<sup>2</sup>, was renovated by an architect and offers single-level living with spectacular proportions. Built over cellars and a garage, it comprises:

- A cathedral-style living room with open-plan kitchen of over 90 m<sup>2</sup>, featuring an open fireplace
- A mezzanine of approximately 30 m<sup>2</sup>
- Two en-suite bedrooms: one of approximately 25 m<sup>2</sup> and another of approximately 15 m<sup>2</sup>
- A terrace of approximately 20 m<sup>2</sup> extending directly from the living area

### TECHNICAL FEATURES

- Double glazing
- Open fireplace
- Compliant septic system
- Fully renovated roof
- Terrace renovated in 2025
- Oil-fired central heating and fireplace

### OUTBUILDINGS

Cellars, laundry room, garage, workshops with water supply and WC, and various storage areas, totalling approximately 190 m<sup>2</sup>.

### MANOR HOUSE (Second House)

The second house is a charming manor house with a large living area and four bedrooms, ideal for accommodating family and friends or generating rental income.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45352NB46>

COMPLETE FILE AND PHOTO ON REQUEST

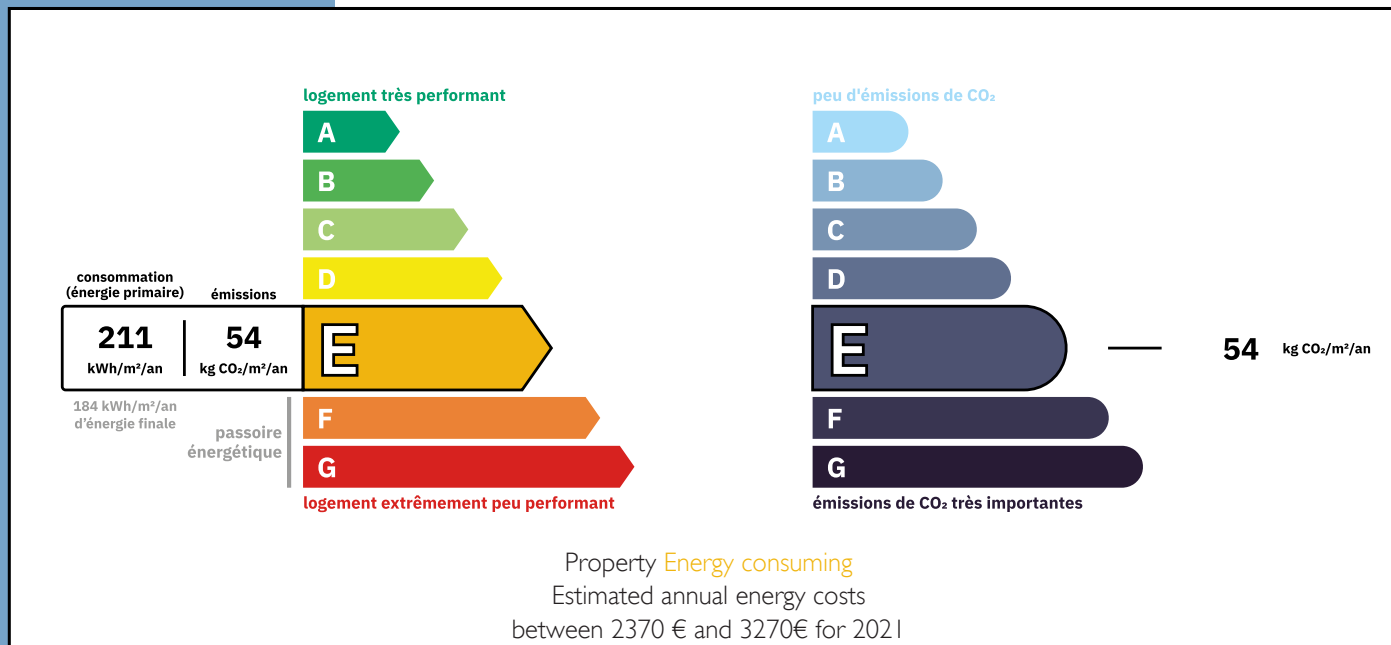


EXCEPTIONAL PROPERTY  
WITH PANORAMIC VIEWS,  
INFINITY POOL, CHARM AND  
AUTHENTIC CHARACTER –  
MAIN HOU...

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

Ref : A45352NB46

## ENERGIE-DPE



## NOTICE

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

1: 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

Réf :A45352NB46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)