LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

EXCEPTIONAL ESTATE IN THE HEART OF THE CAHORS VINEYARDS – PRESTIGIOUS PROPERTY SET ON OVER 37 ACRES

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PROPERTY FACT FILE

REFERENCE	A46165ENM46
PRICE	€ 1,365,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	300 m²
LAND	170000 m²
TOWN	Saint-Vincent-Rive-d'Olt
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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

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- Architecture
- French-style formal garden
- Sximming-pool
- 37 acres land
-

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Set in more than 17 hectares (42 acres) of private grounds, the main residence offers approximately 300 sq.m (3,230 sq.ft) of living space. The property features 12 beautifully proportioned rooms, including six spacious bedrooms and five bathrooms, providing comfort for both family living and entertaining guests.

DESCRIPTION

Nestled in the renowned Cahors wine region, on the historic site of a former château, this outstanding estate combines elegance, authenticity, and the finest French art de vivre within an exceptionally preserved environment.

Set in more than 17 hectares (42 acres) of private grounds, the main residence offers approximately 300 sq.m (3,230 sq.ft) of living space. The property features 12 beautifully proportioned rooms, including six spacious bedrooms and five bathrooms, providing comfort for both family living and entertaining guests. The swimming pool area and covered terrace provide the perfect setting for relaxing in complete privacy.

The bright and refined reception areas open onto magnificent formal French gardens, carefully designed to enhance the property's distinguished character. Outdoors, a swimming pool provides the perfect setting to relax while enjoying breathtaking views of the surrounding countryside.

Additional amenities include a garage and an impressive 150 sq.m (1,615 sq.ft) barn, offering numerous possibilities for conversion, whether as guest accommodation, an artist's studio, event space, or a wine tourism project.

The setting is truly remarkable: complete privacy, absolute tranquility, rolling vineyard landscapes, and an unspoiled natural environment free from any disturbances. Ideally located just 20 minutes from Cahors, the estate enjoys the perfect balance between rural serenity and easy access to local amenities.

A rare and historic property, o...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46165ENM46

COMPLETE FILE AND PHOTO ON REQUEST

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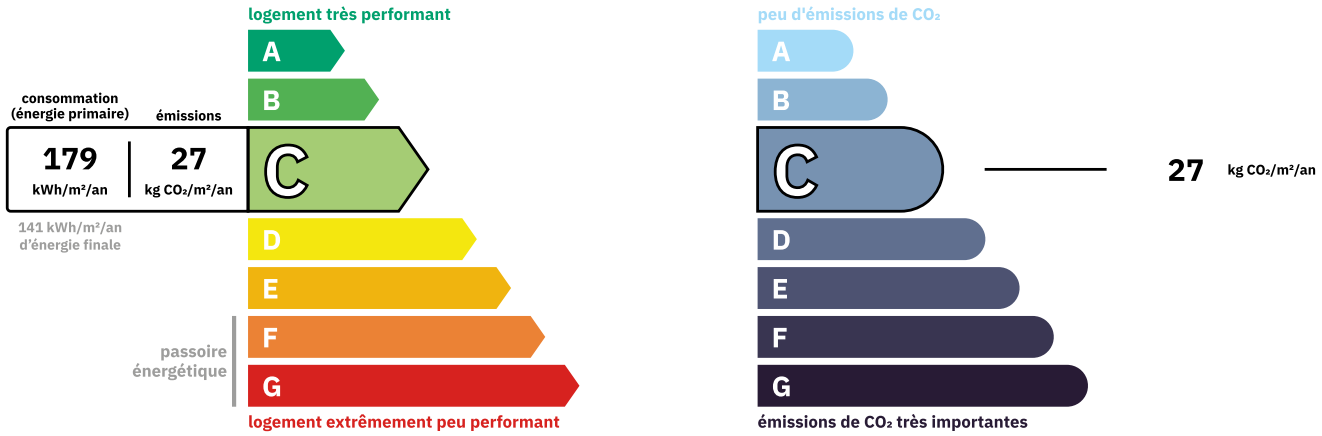
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4060 € and 5560€ for 2021

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 :A46165ENM46
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