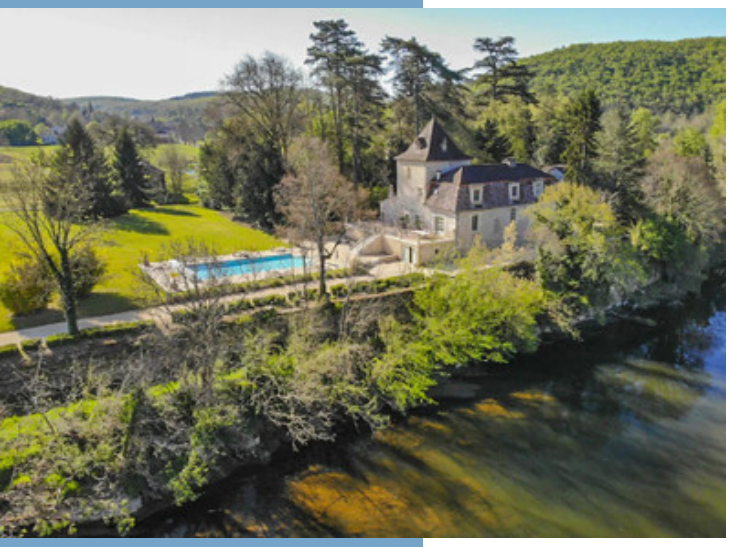


# CHARMING RIVERSIDE MANOR ON THE LOT

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<br>£ 0*<br>*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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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....

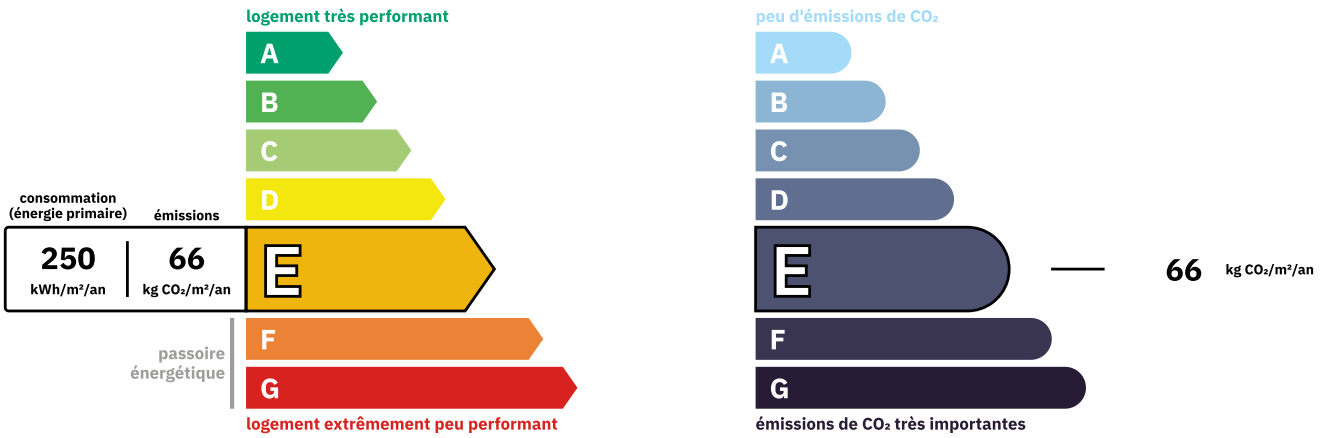
More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36101LIS46
COMPLETE FILE AND PHOTO ON REQUEST

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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

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# CONTACT

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