



## CHARMING RIVERSIDE MANOR ON THE LOT



PROPERTY FACT FILE	
REFERENCE	A36101LIS46
PRICE	€ 1,320,000 £ 0* *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	



35 km from Cahors, 435 m<sup>2</sup> manor on 3.7 ha with pool, tennis court, wine cellar, and 5 bedrooms. Overlooking the Lot River. Elegance and character in the heart of southwest France – a rare gem.

## DESCRIPTIF

Louis Jérôme Salles invites you to discover this stunning manor house, a truly exceptional property nestled in a unique natural setting, combining elegance and authenticity.

### An enchanting setting:

Overlooking the Lot River, this majestic estate stretches across 3.7 hectares, including one hectare of walnut groves. The 90 m<sup>2</sup> terrace on the upper floor, accessible by a charming stone staircase, offers sweeping views over the river and leads directly to a 15x8 m heated swimming pool and a tennis court – perfect for enjoying sunny days in an exclusive environment.

### Quality renovation:

The manor seamlessly blends timeless charm and modern comfort, with noble materials, generous volumes, natural light, and refined features throughout.

### Interior spaces:

Ground floor: Vaulted wine cellar (54 m<sup>2</sup>), technical room with direct boat access to the river, and a 21.77 m<sup>2</sup> workshop.

First floor: Bright, open-plan living room with central fireplace, modern kitchen with island, dining room, and a unique bedroom set in a former chapel with private bathroom.

Second floor: Luxurious master suite with French parquet flooring, lounge area, and elegant bathroom. Three additional bedrooms, a shower room, and another bathroom complete the upper level.

### Room sizes:

Entrance: 15.45 m<sup>2</sup>  
Kitchen: 24.37 m<sup>2</sup>  
Living/Dining: 59.5 m<sup>2</sup>  
Landing: 16.66 m<sup>2</sup>  
Master suite: 68 m<sup>2</sup>  
Bedroom 2: 12.2 m<sup>2</sup>  
Shower room: 5.5 m<sup>2</sup>

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36101LIS46>

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## ENERGIE-DPE

DPE in progress.

## NOTICE

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## CONTACT

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AND PHOTOS  
ON REQUEST

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