LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFULLY RENOVATED CHARACTER STONE FARMHOUSE WITH INDOOR SWIMMING POOL & LANDSCAPED GARDEN | VILLAGE CENTRE

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

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PROPERTY FACT FILE

REFERENCE	A39575TP46
PRICE	€ 500,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (475 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	225 m²
LAND	1235 m²
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





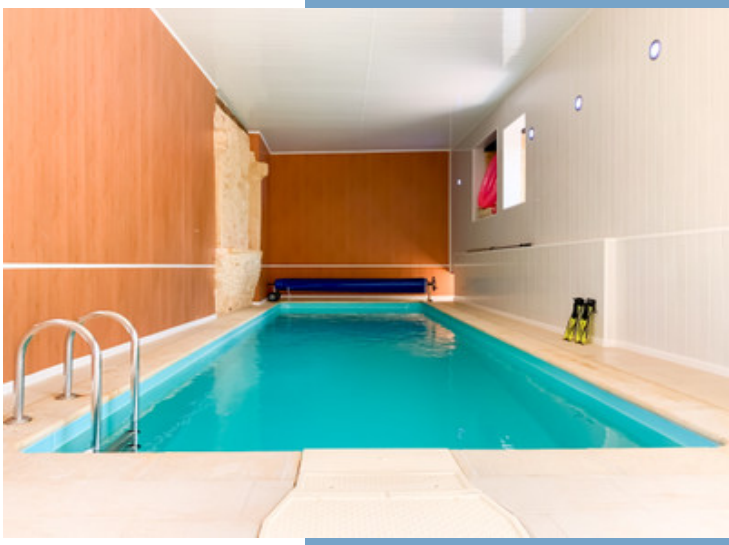
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- Indoor pool – Spaces for family and friends
- Large rooms with expansion potential
- In the heart of a sought-after tourist region
- Shops, restaurant and services at walking distance
- The Golden Triangle of Dordogne, Lot, and Quercy

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Located in the heart of a picturesque village, close to Cazals, this beautifully renovated former stone farmhouse combines authentic charm, modern comfort, and excellent potential for a range of uses.

A rare and versatile property, ideal either as a family home or for a



DESCRIPTION

Nestled in an authentic and peaceful setting near Cazals, this fully renovated traditional Périgord stone farmhouse offers an exceptional lifestyle, ideal for welcoming family and friends or developing a holiday rental, hospitality or professional business.

Set in the heart of a charming village between the Quercy and the Périgord Noir, this beautifully maintained stone property combines period character with modern comfort. Original features include its iconic dovecote, traditional bolet (covered terrace), wooden floors and cantou fireplace, complemented by recent renovations, roof insulation and double glazing. Quality materials and meticulous finishes complete the property.



Designed for entertaining, the house offers spacious, bright living areas with high ceilings and large openings. The layout can easily be adapted to suit different needs and currently comprises:

Main house – 225 m² over two floors

First floor:
Entrance hall (8 m²), reception room (47 m²), separate kitchen (19 m²), study (13.5 m²), three bedrooms (14, 14 and 23 m²), shower room with WC (4.5 m²), plus a guest WC.

Heated indoor swimming pool:
Located in a beautifully renovated former barn of 68 m², featuring a 10 x 3 m pool with a depth ranging from 1.4 to 1.7 m, integrated dehumidifier, large glazed doors opening onto a terrace, and a walk-in shower room with WC.



Second floor:
Landing (21 m²), three bedrooms (10, 12 and 12 m²), shower room with WC (3 m²), hallway (12 m²) and 65 m² o...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39575TP46
COMPLETE FILE AND PHOTO ON REQUEST

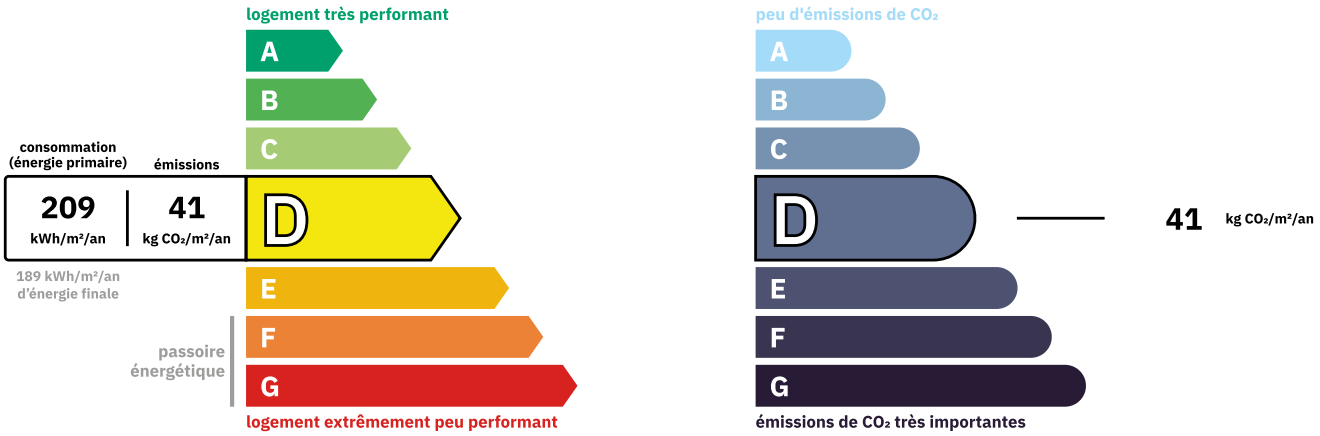
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2960 € and 4050€ 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.

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 :A39575TP46
FILE COMPLETE AND PHOTOS ON REQUEST

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