

CHARMING ENSEMBLE WITH MAIN HOUSE AND 5 STUDIO'S N THE LOT VALLEY – TURNKEY OPPORTUNITY

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PROPERTY FACT FILE

REFERENCE	A44666FEV46
PRICE	€ 535,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	180 m²
LAND	3000 m²
TOWN	Luzech
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Detached

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





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- Beautiful private spot
- Walking distance from the Lot river
- Walking distance from Luzech village
- Great (running) rental possibilities
- Turn key

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Charming estate with main house (180 m²) and currently guest accommodations (110 m²) on 3,000 m² of land, operating as a successful Bed & Breakfast just steps from the picturesque village of Luzech in the renowned Cahors wine region.



DESCRIPTION

Tucked away among the rolling vineyards of the Lot Valley, this charming estate offers a rare opportunity to acquire a fully operational hospitality business or live with multiple familiemembers or friends, in one of Southwest France's most desirable settings. The property sits on approximately 3,000 m² of land and comprises a characterful main residence (around 180 m²) alongside attractive outbuildings (approximately 110 m²), currently configured as independent guest studios and rooms.



The main house has a wonderful big open kitchen/dining/living area, a bedroom and connected bathroom on the same floor and a bedroom, bathroom and big attic space used as walk inn and storage. Also in the main house, but with it's own entrance, there is a small studio. Underneath the house are several caves (one even with 2 large wine barrels!). When you cross the courtyard with several seating areas, you enter the outbuilding in which there are another 4 independent studio's. Each guest unit benefits from its own private entrance and terrace, allowing visitors to enjoy both privacy and comfort while taking in sweeping views over the surrounding hills, vineyards, and the medieval skyline of nearby Luzech.

The location strikes a perfect balance between tranquility and accessibility. The lively village of Luzech is just a short walk away, offering essential amenities including restaurants, a bakery, a small supermarket, and a weekly local market. A Lot riverside leisure area with swimming...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44666FEV46

COMPLETE FILE AND PHOTO ON REQUEST

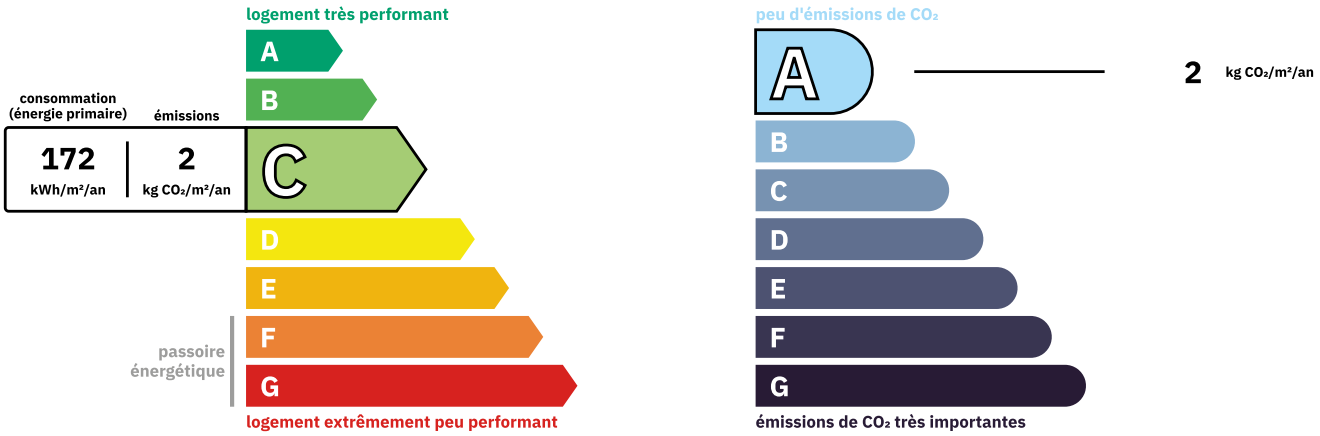
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between € and 1117€ for 2017

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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