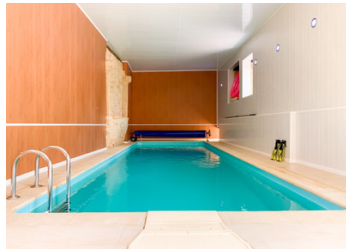
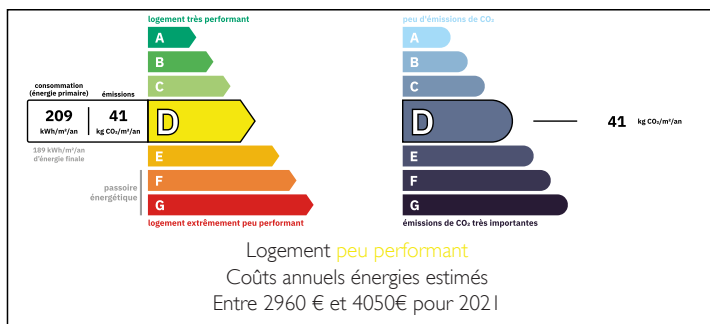


Beautifully Renovated Character Stone Farmhouse with Indoor Swimming Pool & Landscaped Garden | Village Centre



ENERGY - DPE



INFORMATION

Town:	Cazals
Department:	Lot
Bed:	6
Bath:	3
Floor:	225 m²
Plot Size:	1235 m²

IN BRIEF

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.

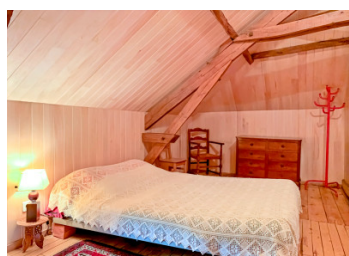
A rare and versatile property, ideal either as a family home or for a professional venture, situated in one of the most sought-after areas of south-west France, renowned for its exceptional quality of life, rich heritage, and gastronomy.

The spacious main property offers 225 m² of living space and comprises six bedrooms, a living room, dining room, study/library, breakfast kitchen, a large double garage with potential for conversion, as well as an indoor swimming pool.

The local stonework, iconic dovecote, traditional covered terrace and generous proportions give the property an authentic character. It offers an

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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 of attic space.

Ground floor:

A spacious 65 m² garage with generous ceiling

NOTES