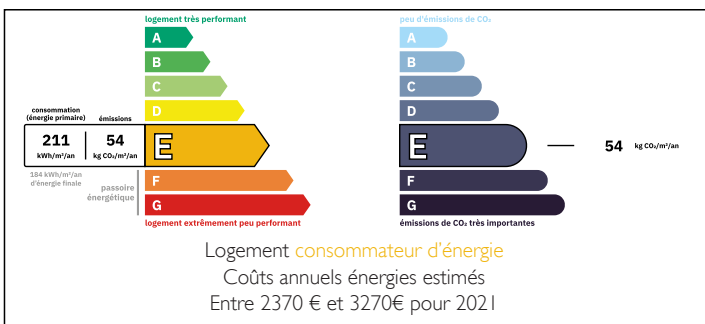


Exceptional Property with Panoramic Views, Infinity Pool, Charm and Authentic Character – Main House and Guest



ENERGY - DPE



INFORMATION

Town:	Laval-de-Cère
Department:	Lot
Bed:	6
Bath:	4
Floor:	290 m2
Plot Size:	11784 m2

IN BRIEF

Properties like this are very rare in our villages. Nestled in a tiny hillside hamlet overlooking the Cère Valley, this former manor house and its converted barn enjoy truly breathtaking views.

The barn was redesigned by an architect and offers an impressive living space with spectacular volume, a cathedral ceiling, an open fireplace, and a terrace overlooking the valley. It features two en-suite bedrooms and a large mezzanine that can be used as an office or additional sleeping area. The entire lower level is dedicated to cellars, a garage, workshops, and additional rooms that could be further developed.

The 17th-century manor house has retained all the charm and authenticity of the period, with a large living room featuring a traditional cantou fireplace, four spacious bedrooms, and two bathrooms. It is ideal for hosting family and friends or generating

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.



LOCAL TAXES

Taxe foncière: 3681 EUR

Taxe habitation: 2380 EUR

NOTES

DESCRIPTION

A rare opportunity: a magnificent property combining contemporary design, modern comfort, and historic character. Located in a small hamlet just 10 minutes from Biars-sur-Cère and 15 minutes from Beaulieu-sur-Dordogne. Perfectly positioned for enjoying nature, exploring the Cère and Dordogne rivers by canoe, and discovering the countless attractions and some of France's most beautiful villages nearby.

MAIN HOUSE (Converted Barn)

The main house, approximately 160 m², was renovated by an architect and offers single-level living with spectacular proportions. Built over cellars and a garage, it comprises:

- A cathedral-style living room with open-plan kitchen of over 90 m², featuring an open fireplace
- A mezzanine of approximately 30 m²
- Two en-suite bedrooms: one of approximately 25 m² and another of approximately 15 m²
- A terrace of approximately 20 m² extending directly from the living area

TECHNICAL FEATURES

- Double glazing
- Open fireplace
- Compliant septic system
- Fully renovated roof
- Terrace renovated in 2025
- Oil-fired central heating and fireplace

OUTBUILDINGS

Cellars, laundry room, garage, workshops with water supply and WC, and various storage areas, totalling approximately 190 m².

MANOR HOUSE (Second House)

The second house is a charming manor house with a large living area and four bedrooms, ideal for accommodating family and friends or generating rental income.