

French Country Estate with 6 Gîtes, 41 Hectares & Established Holiday Business in the Lot



INFORMATION

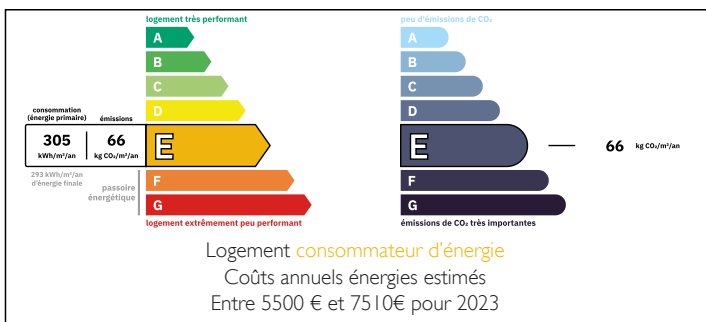
Town:	Cazals
Department:	Lot
Bed:	11
Bath:	9
Floor:	608 m2
Plot Size:	410541 m2

IN BRIEF

A rare opportunity to acquire an authentic early 19th-century Périgord estate in one of the most sought-after areas of South-West France. Combining a character-filled family home, six established holiday gîtes, swimming pool, tennis court and more than 41 hectares of land, this remarkable property offers the perfect blend of country living, hospitality and privacy—just minutes from charming villages, weekly markets and excellent restaurants.

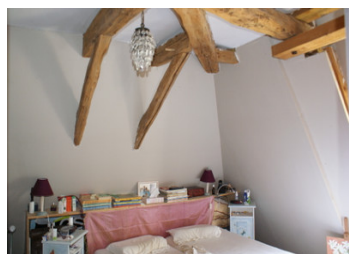


ENERGY - DPE



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: 2091 EUR

NOTES

DESCRIPTION

Dating from 1806, this authentic Périgord stone estate is centred around an elegant main residence of approximately 192 m², beautifully positioned in complete privacy amidst more than 41 hectares (over 100 acres) of meadows, woodland and open countryside.

The ground floor offers generous and welcoming living spaces designed for comfortable family life. A covered terrace leads into a charming dining room featuring original terracotta floor tiles and a traditional cantou fireplace. The spacious 45 m² sitting room enjoys another impressive stone fireplace with wood-burning insert, exposed stonework, creating a warm and inviting atmosphere throughout the seasons.

The fully equipped country kitchen of approximately 23 m² retains its authentic character while providing ample space for family meals and entertaining. One of the property's most charming features is the traditional pigeon tower, which has been incorporated into the house and provides a unique bedroom with its own shower room.

Upstairs are three further bedrooms, including a generous principal suite of over 23 m², together with a family bathroom. A second bedroom and shower room occupy the upper level of the pigeon tower, offering ideal accommodation for guests while preserving complete privacy.

Practical spaces include a large utility room, an integral 41 m² garage, extensive cellar and several storage areas.

Across a quiet residential street stands the former stone cattle barn, carefully converted into a charming holiday complex comprising six fully equipped self-catering gîtes accommodating between 2 and 10 guests. Each cottage benefits from its own private entrance, kitchen, living area and...