

An authentic country estate with three homes and a thousand ways to live



INFORMATION

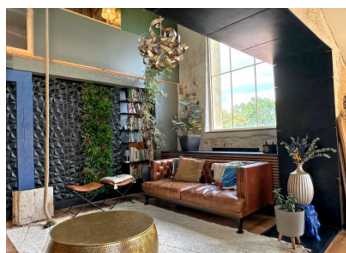
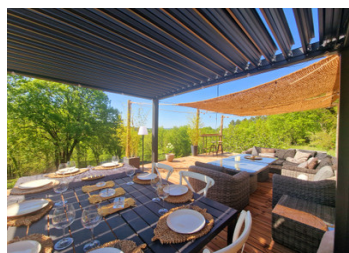
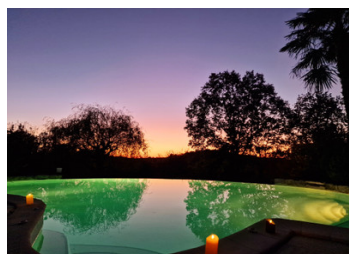
Town:	Albas
Department:	Lot
Bed:	7
Bath:	7
Floor:	434 m2
Plot Size:	24868 m2

IN BRIEF

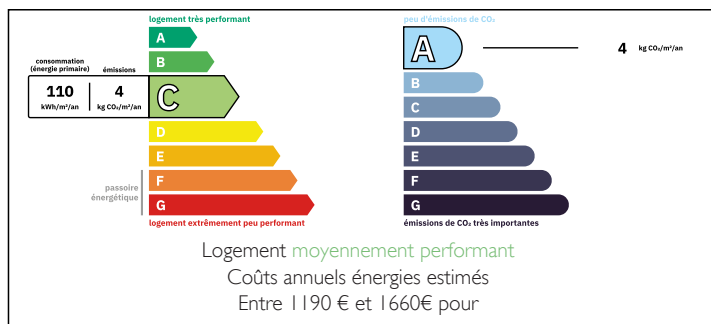
Set high on a private plateau among woodland, meadows and vineyards, this is a truly exceptional place. Just 5 minutes from the riverside village of Albas and the amenities of Sauzet, and less than 30 minutes from Cahors. Three beautiful Quercy stone buildings have been imaginatively transformed by the owners themselves.

Unexpected colours, clever layouts and distinctive architectural details give the property its unique personality. Several independent living spaces make it wonderfully suited to families, generations or friends sharing a life together.

Two studios add exciting potential for guest accommodation, holiday rentals or a small hospitality venture. And everywhere, nature, views, terraces and the infinity pool invite you to embrace the very best of French living.



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.



DESCRIPTION

Some properties you discover... and others you simply never forget.

This is undoubtedly one of the latter.

Discreetly positioned on a beautiful plateau, surrounded by almost 2.5 hectares of woodland, meadows and vineyards, this exceptional property offers something increasingly rare: a true sense of space, freedom and complete privacy, while remaining wonderfully connected to the outside world.

Just five minutes from the beautiful village of Albas, nestled in a sweeping bend of the Lot River, and five minutes from Sauzet with its essential shops and amenities, Cahors is less than thirty minutes away. A wonderful location from which to enjoy the very best of life in the Lot.

LOCAL TAXES

Taxe foncière: 3363 EUR

NOTES

And then there is the property itself.

Three beautiful Quercy stone buildings, completely reimaged with an architect's eye, come together to create an extraordinary and harmonious whole. Here, the old has not been erased — it has been celebrated.

The owners themselves designed the extension and the interiors, allowing for genuine creative freedom. The result is a home with a character that is both unique and delightfully unexpected, where volumes, flow, perspectives and bold use of colour give each space its own personality. Original stonework meets contemporary design in a setting that is warm, distinctive and wonderfully alive.

The first house, of approximately 137 m², has an intimate and welcoming atmosphere. Two independent ground-floor bedrooms each open onto their own wooden terrace, while upstairs a beautiful light-filled living space brings together the kitchen, dining area and sitting room, opening onto a terrace overlooking...