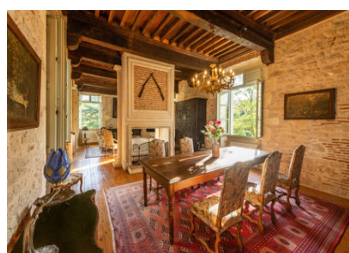


## Charming riverside manor on the Lot



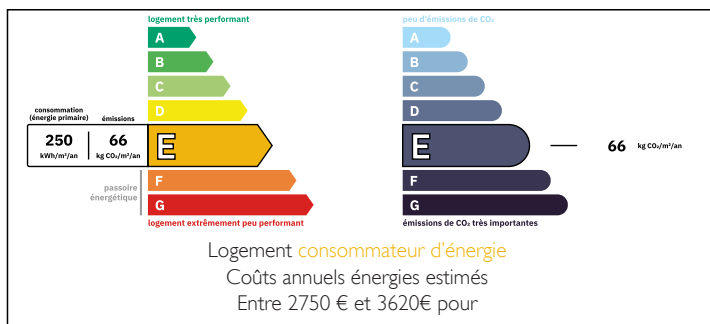
## INFORMATION

Town:	Cahors
Department:	Lot
Bed:	5
Bath:	4
Floor:	435 m2
Plot Size:	37000 m2

## IN BRIEF

35 km from Cahors, this 435 m<sup>2</sup> manor overlooks the River Lot within a 3.7-hectare estate, including one hectare of walnut trees. A 90 m<sup>2</sup> terrace offers stunning views of the heated 15x8 m pool and private tennis court. Inside, charm meets comfort: a spacious living room with central fireplace, modern kitchen, five bedrooms including one set in a former chapel, and a master suite with private lounge. Additional features include a vaulted wine cellar, workshop, and private boat access. A unique opportunity to enjoy refined living in the heart of unspoilt southwest France.

## 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

Perched above the gentle flow of the River Lot, this exquisite manor house offers the perfect blend of French elegance, historical charm, and tranquil countryside living.

Set within more than 3.7 hectares of land – including a hectare of walnut trees – the property enjoys complete privacy and breathtaking views. A 90 m<sup>2</sup> upper terrace, accessed via a graceful stone staircase, overlooks a heated 15x8 metre swimming pool and private tennis court. Every element invites you to savour long summer days under the southern sun.

Inside, authenticity meets refinement. The interiors are light-filled and beautifully proportioned, with quality finishes throughout. A central fireplace anchors the vast reception room; the modern kitchen, complete with island, flows into the dining space – ideal for hosting with style.

One of the property's most unique features is a bedroom set within a former chapel, complete with en-suite bathroom – a rare and magical retreat.

Upstairs, the master suite offers parquet flooring, a private sitting area, and an elegant bathroom. Three further bedrooms, a shower room, and a second bathroom complete the sleeping quarters.

On the garden level: a vaulted wine cellar (54 m<sup>2</sup>), a workshop, and even direct river access with boat launching facilities – perfect for those dreaming of life on the water.

A truly exceptional home for those seeking peace, beauty, and a touch of the extraordinary in the heart of southwest France.

Room sizes:

Entrance: 15.45 m<sup>2</sup>

Kitchen: 24.37 m<sup>2</sup>

Living/Dining: 59.5 m<sup>2</sup>

Landing: 16.66 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

## NOTES