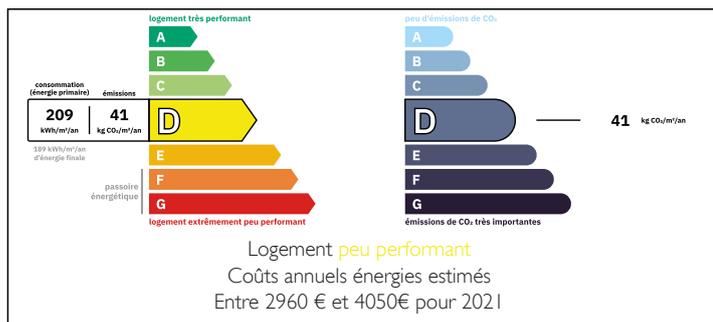


Idyllic Dordogne Hideaway – Historic Home with Indoor Pool & Independent Accommodations

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cazals
Department:	Lot
Bed:	11
Bath:	6
Floor:	395 m ²
Plot Size:	6600 m ²

IN BRIEF

Back on the Market

Located in the heart of an authentic village near Cazals, this traditional Périgord stone property combines charm, modern comfort, and excellent business potential.

A rare and versatile opportunity, ideal for a lifestyle change or professional project in one of the most sought-after regions of southwest France.

This spacious estate consists of a main house of 225 m², along with two fully renovated adjoining stone houses of 98 m² and 70 m².

With high-quality features, meticulous finishes, local stonework, a charming pigeonnier, a traditional bolet (covered stone terrace), generous light-filled living spaces, and flexible layouts, the property is perfectly suited for welcoming guests or family.

It also boasts a large year-round indoor swimming pool (10×3 m), adding to its exceptional appeal.

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

Back on the Market

Nestled in an authentic and peaceful setting near Cazals, this spacious 395 m² property, typical of the Périgord style, offers an exceptional living environment — ideal for hosting family and friends or for developing a tourist accommodation or professional activity.

Located in the heart of a charming village between Quercy and the Périgord Noir, this beautifully maintained stone residence combines historic character with modern comfort.

Its authentic features — including a traditional bolet (covered stone terrace), iconic pigeonier, wooden flooring, and large cantou fireplace — are complemented by recent upgrades such as thermal insulation, double glazing, and underfloor electric heating, ensuring both charm and quality of life.

The property has been designed for hospitality, with numerous bright and spacious living areas, high ceilings, and large openings.

The layout is modular and offers great flexibility, currently arranged as follows:

- Main House – 225 m² over two levels:

First Floor:

8m² Entrance hall

47m² Living room

19m² Separate kitchen

13,5m² Office

3 bedrooms (23m², 14 m², 14 m²)

4,5m² Shower room with WC, and guest toilet.

68m² Indoor pool area, featuring a 10×3 m pool with a depth ranging from 1.4 m to 1.7 m, heated by a heat pump.

The space includes an integrated dehumidifier, sliding glass doors opening to the outside, and an adjacent bathroom with WC.

LOCAL TAXES

Taxe habitation: EUR

NOTES