

## Elegant Restored Maison de Maître with Independent Apartments and Private Courtyard nearby the Dordogne



## INFORMATION

Town:	Saint-Sozy
Department:	Lot
Bed:	4
Bath:	3
Floor:	410 m2
Plot Size:	425 m2

## IN BRIEF

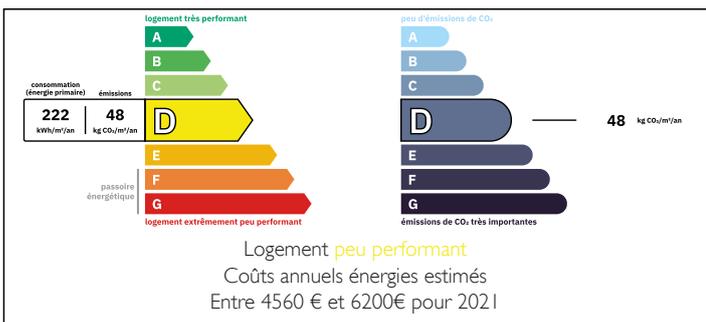
In the heart of a charming and lively village in the Lot, just a short walk from the Dordogne River, this elegant stone Manor house has been meticulously restored to embody the true art of French living. The restoration highlights the home's original features while enhancing them with luxury finishes — stone fireplaces, cast-iron radiators, intricate moldings, antique chandeliers, custom woodwork, and bespoke bathroom fixtures.

Bright and spacious, the interiors include a luxurious living room, refined dining room with a Jotul wood-burning stove and a sumptuous kitchen. Upstairs, two generous bedrooms, including a master suite, a vast dressing room, and a luxurious bathroom create an exceptional private retreat. A vaulted wine cellar, a large attic converted into a cinema and leisure space, and an intimate stone-paved garden complete the property.

Two independent apartments provide additional guest accommodation or income potential...



## ENERGY - DPE



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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

Located in the heart of the village square, this beautiful stone house underwent a complete and professional restoration between 2002 and 2007, carried out with great respect for its authenticity and original architectural elements. The property also includes two adjoining renovated apartments, providing additional living space—an ideal solution for hosting family and friends or a potential rental income opportunity.

The house benefits from a pleasant private courtyard-garden paved with natural stone, a true intimate outdoor space in the heart of the village.

THE MAIN HOUSE – approx. +300 m<sup>2</sup>

This elegant detached townhouse, spread over three levels, impresses with its generous volumes, brightness, and refined atmosphere inspired by classic French style. Period chandeliers, cast iron radiators, deep coving and original skirtings contribute to its timeless charm.

The house is equipped with gas central heating through beautiful cast iron radiators.  
Ground Floor

The entrance opens into a welcoming hall with built-in solid wood storage under the staircase. The living room, warm and comfortable, opens onto the courtyard-garden through large French doors. The dining room, with traditional terracotta tile flooring, is organised around an imposing stone fireplace equipped with a Jotul wood stove, creating a convivial atmosphere.

The kitchen, designed by Clive Christian, offers high-end features with solid wood cabinetry and marble worktops. It is equipped with a Lacanche range cooker and integrated appliances, and opens directly onto the courtyard through double doors.

- Entrance hall: 11 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **2983 EUR**

Taxe habitation: **EUR**

## NOTES