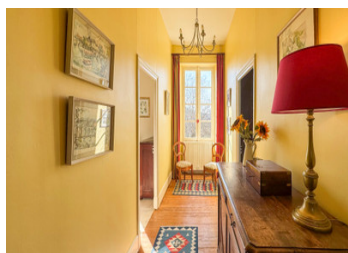
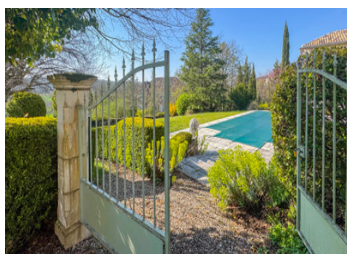


## Elegant Maison de Maître with pool, stone house to renovate and outbuildings – Quercy Blanc, Southwest France

EXCLUSIVE



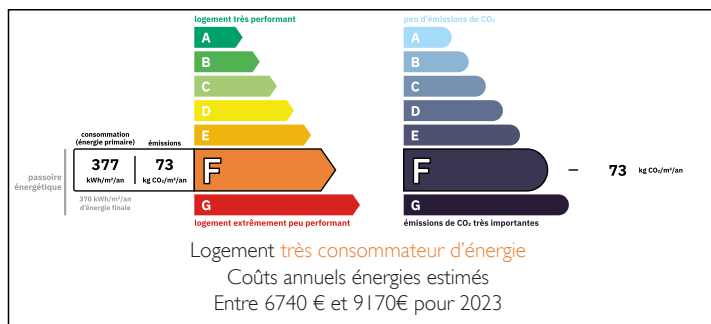
## INFORMATION

Town:	Cézac
Department:	Lot
Bed:	5
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	845 m <sup>2</sup>

## IN BRIEF

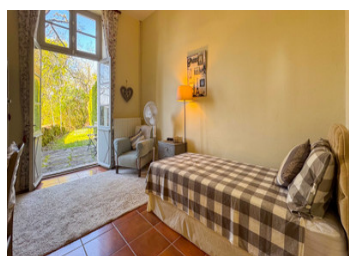
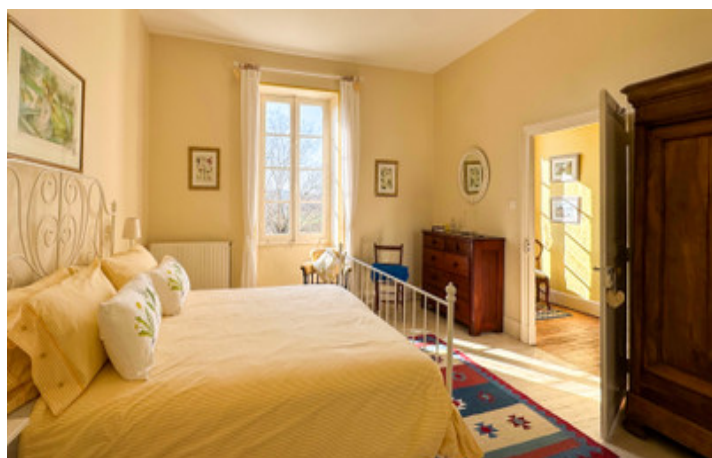
Discover your dream French country retreat in the heart of Cézac, near Montcuq and Cahors. This elegant Maison de Maître features 5 bedrooms, soaring ceilings, large windows, and gas central heating, combining historic charm with modern comfort. Set around a sun-drenched courtyard, the estate offers a second stone house to renovate, versatile outbuildings, and a 12 × 6 m saltwater pool with terrace, all with breathtaking views over the Quercy Blanc countryside. Ideal as a family home, holiday escape, or lifestyle property, with scope for guest accommodation or renovation projects. This property invites you to enjoy the quintessential French rural lifestyle. Easy access: 12 km Montcuq, 17 km Cahors, 18 km A20, Toulouse & Bergerac airports ~1 hr. A rare opportunity to own a charming, spacious French country estate.

## 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

### GROUND FLOOR:

Entrance hall (13 m<sup>2</sup>)  
Kitchen/dining room (26.6 m<sup>2</sup>)  
Sitting room (17.85 m<sup>2</sup>)

### FIRST FLOOR:

Landing (12.35 m<sup>2</sup>)  
Bedroom 1 (16.2 m<sup>2</sup>) with en suite bathroom (8 m<sup>2</sup>) with wash basin, shower and WC  
Bedroom 2 (17.75 m<sup>2</sup>)  
Bathroom (6.5 m<sup>2</sup>) with wash basin, shower and WC

Bedroom 3 (16.25 m<sup>2</sup>) with French doors opening to upper garden level

### SECOND FLOOR:

Bedroom 4 (32 m<sup>2</sup>) cathedral style  
Dressing (8 m<sup>2</sup>) with central heating boiler  
Bedroom 5 (22.5 m<sup>2</sup>)  
Bathroom (7.25 m<sup>2</sup>) with wash basin, bath, WC

### EXTRA:

Open stone barn (98 m<sup>2</sup>) in good condition, currently used as summer kitchen, terrace, games room. This is your summer living space !

Covered terrace with former Breadoven (12 m<sup>2</sup>) and utility room (6 m<sup>2</sup>) with wash basin, shower and WC

Second stone farmhouse to renovate, including, on the ground floor : kitchen (21,8 m<sup>2</sup>) – study (10 m<sup>2</sup>) – living room (37 m<sup>2</sup>) with access to second floor (+/- 60 m<sup>2</sup>) – lower garden level : several basements (25 m<sup>2</sup> – 37 m<sup>2</sup>, vaulted cellar 24 m<sup>2</sup>)

Separate annexe to renovate (28,5 m<sup>2</sup>) with fireplace, original stone sink

Garage (37 m<sup>2</sup>)

Stone barn (100 m<sup>2</sup>) in need of complete renovation

Swimming pool, 12 m x 6 m, salt pool with Roman steps, deep end (liner needs changing)

Easy to maintain garden with stunning views over the surrounding countryside

The property benefits from gas central heating

Single glazing

## LOCAL TAXES

Taxe foncière: 1587 EUR

Taxe habitation: EUR

## NOTES