

Historic Riverside Mansion and Guest Cottage with Pool in the Heart of a Bastide Village



INFORMATION

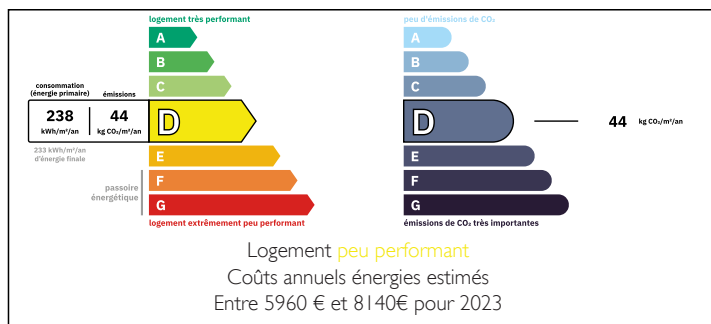
Town:	Puy-l'Évêque
Department:	Lot
Bed:	7
Bath:	8
Floor:	399 m ²
Plot Size:	1069 m ²



IN BRIEF

Behind its elegant gates and imposing façade lies one of the area's most intriguing riverside properties. Set beneath a medieval bastide village, this substantial estate comprises a grand main residence, an independent guest cottage, swimming pool, terraces and gardens overlooking the river. Rich in original character and architectural features, the property offers a rare opportunity for someone with vision to create something truly special. Whether as a magnificent family home, hospitality venture or lifestyle project, the setting alone is enough to capture the imagination.

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

Properties like this rarely come to market. Occupying a prominent riverside position at the entrance to the historic medieval village of Puy-l'Évêque, this substantial former chambres d'hôtes combines architectural grandeur, commercial potential and an enviable lifestyle setting in the heart of the Lot Valley.

Behind its elegant wrought-iron gates, the main house rises over several levels and immediately impresses with its magnificent entrance hall and sweeping staircase, a striking reminder of the property's prestigious past. The principal living floor comprises two salons, a dining room, kitchen, utility room, shower room with WC and a terrace overlooking the river and village.

The upper floors provide five generous bedrooms, each benefiting from its own bathroom or shower room, reflecting the property's successful history as guest accommodation. A study, storage rooms and extensive attic spaces offer further flexibility for future projects. Below the house are three large cellars and additional storage areas.

Outside, the gardens, terraces and swimming pool enjoy a beautiful riverside setting with views towards the village's iconic church, stone houses and château.

In addition, a separate 111m² guest cottage provides comfortable independent accommodation with a kitchen/living room, salon, two bedrooms, dressing room, bathroom, shower room, garage, cellar and storage areas, making it ideal for family, guests or rental income.

A further independent 95m² stone barn offers exciting development potential (subject to any necessary permissions), whether as additional accommodation, workshops, event space, studios or leisure facilities.

While renovation and modernisation are now

LOCAL TAXES

Taxe foncière: 1566 EUR

NOTES