

Exceptional estate in the heart of the Cahors Vineyards – Prestigious property set on over 37 acres



## INFORMATION

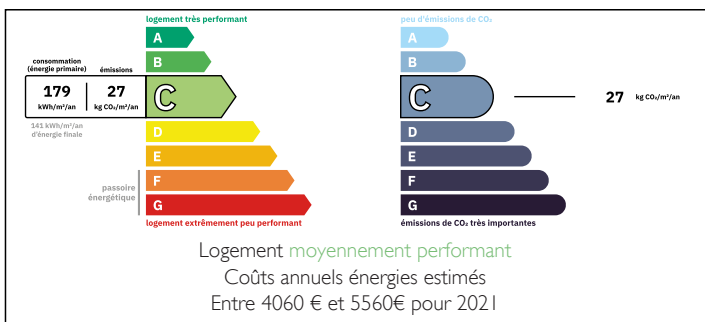
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Vincent-Rive-d'Olt |
| Department: | Lot                      |
| Bed:        | 6                        |
| Bath:       | 5                        |
| Floor:      | 300 m2                   |
| Plot Size:  | 170000 m2                |

## IN BRIEF

Set in more than 17 hectares (42 acres) of private grounds, the main residence offers approximately 300 sq.m (3,230 sq.ft) of living space. The property features 12 beautifully proportioned rooms, including six spacious bedrooms and five bathrooms, providing comfort for both family living and entertaining guests.



## 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

Nestled in the renowned Cahors wine region, on the historic site of a former château, this outstanding estate combines elegance, authenticity, and the finest French art de vivre within an exceptionally preserved environment.

Set in more than 17 hectares (42 acres) of private grounds, the main residence offers approximately 300 sq.m (3,230 sq.ft) of living space. The property features 12 beautifully proportioned rooms, including six spacious bedrooms and five bathrooms, providing comfort for both family living and entertaining guests. The swimming pool area and covered terrace provide the perfect setting for relaxing in complete privacy.

The bright and refined reception areas open onto magnificent formal French gardens, carefully designed to enhance the property's distinguished character. Outdoors, a swimming pool provides the perfect setting to relax while enjoying breathtaking views of the surrounding countryside.

Additional amenities include a garage and an impressive 150 sq.m (1,615 sq.ft) barn, offering numerous possibilities for conversion, whether as guest accommodation, an artist's studio, event space, or a wine tourism project.

The setting is truly remarkable: complete privacy, absolute tranquility, rolling vineyard landscapes, and an unspoiled natural environment free from any disturbances. Ideally located just 20 minutes from Cahors, the estate enjoys the perfect balance between rural serenity and easy access to local amenities.

A rare and historic property, offering timeless charm and exceptional lifestyle opportunities in one of Southwest France's most celebrated wine regions.

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Information about risks to which this property is exposed is available on the Géorisques website :