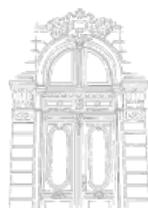


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

17-HECTARE ESTATE JUST 25 MINUTES FROM CAHORS



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*L'Immobilier d'Exception*  
— F R A N C E —

17-HECTARE ESTATE JUST 25 MINUTES FROM CAHORS

## LOCATION

The property is situated in the Quercy Blanc region, approximately 20 minutes from Cahors and 15 minutes from the village of Montcuq. It enjoys an unspoilt natural setting, at the heart of an area rich in cultural and historical heritage.

The château is situated on a south/south-east facing hillside, overlooking the village whilst remaining visually sheltered from the nearest houses. Access is via a pleasant country road leading to an iron gate, followed by a cobbled driveway of approximately 300 metres lined with low walls.

## GENERAL DESCRIPTION

The property covers approximately 17 hectares of land in the heart of the Quercy countryside. It features a landscaped park with mature trees, structured by beautiful boxwood avenues and extensive lawns.

The estate offers a remarkable, undisturbed natural setting, with a wide variety of tree species, notably Ginkgo Biloba, as well as a boxwood maze that enhances the site's landscaped character.

## BUILDINGS

The property comprises several buildings supplied with mains water:

### Main house

The main residence offers approximately 300 m<sup>2</sup> of living space with large, light-filled rooms.

It comprises:

a 60 m<sup>2</sup> dining room with a French-style ceiling and period fireplace

a recently fitted 35 m<sup>2</sup> kitchen

6 bedrooms in total

3 bathrooms and 2 shower rooms

The first floor features 4 bedrooms and 3 bathrooms/shower rooms.

### Guest House

A detached house is situated near the swimming pool. It comprises:

a kitchen

2 bedrooms

1 study

2 shower rooms

### Outbuildings

The estate also features a large outbuilding of approximately 150 m<sup>2</sup>, offering numerous possibilities for conversion or storage.

## LAND

The property covers approximately 17 hectares, consisting mainly of meadows, landscaped grounds and wooded natural areas.

The estate enjoys a setting typical of the Quercy Blanc region, characterised by rolling landscapes and a rich variety of flora.

## OUR OPINION

This 17-hectare estate in the heart of the Quercy Blanc region offers a remarkable natural setting. Situated near Cahors and boasting an exceptional landscaped park, it is a property full of character, ideal as a charming residence or for a tourism project in a peaceful and unspoilt environment.

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Prix : 1 563 000 € FAI



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