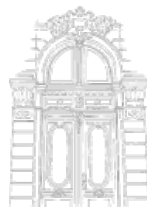


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

36-HECTARE ESTATE VERY CLOSE TO CAHORS IN THE LOT



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

36-HECTARE ESTATE VERY CLOSE TO CAHORS IN THE LOT

LOCATION

The domaine is situated in the heart of the Lot region. It is just a few minutes' drive from the centre of Cahors, a historic town renowned for its heritage, its famous Pont Valentré bridge and its local cuisine.

This property is accessed via a tarmac road of approximately 1.6 km through the woods, ensuring peace and privacy. This location offers the perfect balance between seclusion and proximity to the amenities, shops and infrastructure of Cahors.

The area is also prized for the quality of its landscapes, its vineyards and its way of life, particularly thanks to the Cahors AOC appellation, renowned for its distinctive wines.

This prime location allows you to fully enjoy the natural beauty of Quercy whilst remaining close to a vibrant, tourist-friendly town.

GENERAL DESCRIPTION

Nestled in a preserved natural setting, this property spans approximately 35 hectares of land and is a true haven of peace. True to the traditional architecture and layout of the Quercy region, the main house and outbuildings are situated close to one another, sometimes separated by charming boxwood-lined paths. The estate offers an ideal setting to enjoy the bountiful natural surroundings, authentic regional heritage and a remarkable quality of life. Sheltered by its extensive grounds, this property is equally suited to a large family home or to a tourist accommodation or holiday rental venture.

BUILDINGS

The property comprises a main house of approximately 280 m², complemented by two outbuildings and a guest house. They are supplied by the mains water.

The main house is arranged over three floors and features:

a separate entrance, making it suitable for a guesthouse business with 4 bedrooms and 3 bathrooms,

a 33 m² study with a terrace, which could also be converted into an additional bedroom,

a fitted kitchen opening onto a dining room overlooking the grounds,

a large, light-filled living room with a view of the L-shaped swimming pool.

On the ground floor there is also a pool house and a gym, situated opposite the swimming pool.

The two outbuildings have 2 and 3 bedrooms respectively, each with a kitchen, bathroom and separate garage, allowing family, friends or tenants to be accommodated with complete independence.

Renovation work has been carried out in recent years, notably roof maintenance, and all buildings are fitted with reversible air conditioning.

LAND

The estate covers approximately 36 hectares of meadows and woodland surrounding the property, ensuring complete privacy. This extensive land shields the site and enhances the sense of seclusion and tranquillity. For horse riding enthusiasts or nature lovers, the property also features old horse stables, offering interesting potential for an equestrian or agricultural project.

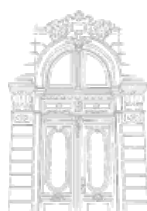
OUR OPINION

An exceptional view and a rare property on the outskirts of Cahors. This property combines numerous assets: a prime location, a remarkable natural environment, spacious rooms and several dwellings allowing for multiple uses. Whether for a large family home, a characterful second home or a tourism venture, this estate offers a unique and unspoilt living environment in one of the most beautiful regions of Quercy.

CONTACT Hélène DESSORT +33 6 14 60 32 32

Prix : 995 000 € FAI

Réf. 2097 PP.



www.poncet-poncet.com

Exclusive Affiliate of Christie's International