

Charming Boutique Guesthouse Estate in the Lot Valley – Turnkey Opportunity



INFORMATION

Town:	Luzech
Department:	Lot
Bed:	8
Bath:	6
Floor:	180 m ²
Plot Size:	3000 m ²

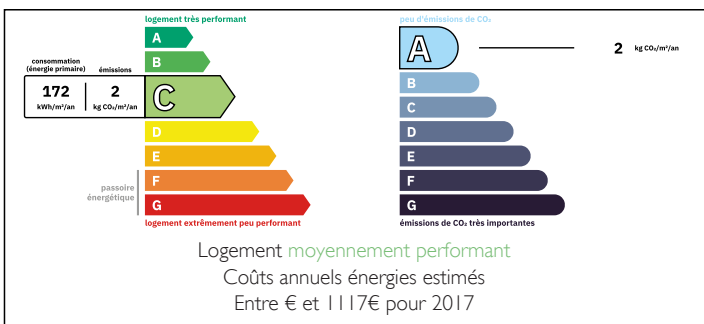


IN BRIEF

Charming estate with main house (180 m²) and guest accommodations (110 m²) on 3,000 m² of land, operating as a successful Bed & Breakfast just steps from the picturesque village of Luzech in the renowned Cahors wine region.



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

Tucked away among the rolling vineyards of the Lot Valley, this charming estate offers a rare opportunity to acquire a fully operational hospitality business in one of Southwest France's most desirable settings. The property sits on approximately 3,000 m² of land and comprises a characterful main residence (around 180 m²) alongside attractive outbuildings (approximately 110 m²), currently configured as independent guest studios and rooms.

Each guest unit benefits from its own private entrance and terrace, allowing visitors to enjoy both privacy and comfort while taking in sweeping views over the surrounding hills, vineyards, and the medieval skyline of nearby Luzech.

The location strikes a perfect balance between tranquility and accessibility. The lively village of Luzech is just a short walk away, offering essential amenities including restaurants, a bakery, a small supermarket, and a weekly local market. A riverside leisure area with swimming opportunities lies just minutes away, complemented by a large outdoor pool open during the summer season.

The surrounding region is a haven for outdoor enthusiasts. A network of walking and cycling routes begins directly from the property, ranging from gentle countryside paths to more challenging trails. The well-known Camino de Santiago passes through the area, attracting international visitors throughout the year, while scenic cycling routes wind through the vineyards of the Lot Valley.

Ideally positioned for tourism, the property offers easy access to some of the region's most iconic destinations, including Rocamadour, Saint-Cirq-Lapopie, and the prehistoric caves of Pech Merle, all within an hour's drive. The...

LOCAL TAXES

Taxe foncière:	1750 EUR
Taxe habitation:	EUR

NOTES