



Luxury Estate of 2 Homes for Sale in Cancon Near Lot garone France

Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	https://esalesinternational.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 969,598.15

Location

Pays:	France
Indicatif régional:	47290
Soumis:	14/07/2026

Description:

Luxury Estate of 2 Homes for Sale in Cancon Near Lot garone France

Esales Property ID: es5555119

A124 Beauregard
Cancon Near
Lot garone
47920
France

An Unrivaled Luxury Estate in the Southwest of France

Two Turnkey Homes, Private Pools, and Five Hectares of Idyllic Countryside

Imagine securing your dream estate in the heart of the beautiful Southwest of France with absolutely zero stress. Located in the picturesque commune of Cancon, nestled within the highly sought-after Lot-et-Garonne region, this extraordinary property offers five hectares of pristine, private land. The hard work



has already been completed to the absolute highest standards. There are no hidden renovation costs, no prolonged construction delays, and no unexpected surprises. This premium estate is entirely move-in ready, offering an immediate transition into a life of refined French luxury.

The Main Residence: Elegance and Grandeur

The heart of the estate is a magnificent main residence that effortlessly balances traditional character with contemporary sophistication.

- * Capacity: 5 bedrooms and 2 bathrooms.
- * Climate Control: The lounge and kitchen are equipped with air conditioning, while the entire house features oil heating and two open fireplaces.
- * Outdoor Living: Step outside into your own private oasis, where a beautifully designed swimming pool serves as the centerpiece for outdoor relaxation, surrounded by manicured lawns and mature trees.

The Gite: Premium Independent Luxury

Completely independent from the main residence, the estate features a second stunning home finished to an exceptional standard.

- * Capacity: 4 bedrooms and 2 bathrooms.
- * Climate Control: This residence features under-floor air conditioning, which is also transferable to heating for every room.
- * Private Amenities: This home comes complete with its very own private swimming pool.

Property Highlights

- * Versatility: The secondary residence is ideally suited for multi-generational living, luxury guest accommodation, or generating premium rental income from the booming Southwest France tourism market.
- * World-Class Location: Situated just minutes from Monflanquin, one of the 'Plus Beaux Villages de France,' offering easy access to local markets, gourmet restaurants, and charming cafes.
- * The Smart Investment: Unlike historic chateaux that often require costly renovations, this turnkey property is ready for immediate occupation or commercial operation, representing an intelligent and high-value investment.

Opportunities to acquire an estate of this caliber, scale, and turnkey readiness are exceptionally rare in today's market. Please send a private message today to request more photos, walkthrough videos, or to schedule your private viewing.

ABOUT THE AREA

Cancon is a picturesque agricultural commune situated in the Lot-et-Garonne department of southwestern France. Perched on a high plateau within the scenic Dropt Valley, the village is renowned as the 'Capital of Hazelnuts' and serves as a tranquil hub between the Lot Valley and the Perigord region. Its elevated



position provides visitors and residents with breathtaking 360-degree panoramic views of the surrounding hilly landscapes, dotted with orchards and historic landmarks.

The village itself is steeped in medieval history, evidenced by the remains of ancient defensive walls and a historic tower that once marked its strategic importance. Today, the narrow, sloping streets of the old quarter invite exploration, leading up to an orientation table where one can gaze out over a landscape that includes nearby bastide towns like Monflanquin and the impressive Chateau de Biron. This blend of history and natural beauty makes it an ideal destination for those seeking an authentic French countryside experience.

For those traveling to the area, the nearest airport is Bergerac Dordogne Perigord Airport (EGC), which is located approximately 33-36 kilometers away, offering a convenient drive of about 30 to 40 minutes. While smaller than major international hubs, Bergerac provides excellent accessibility to this part of the Southwest, making it the primary gateway for international visitors looking to reach the commune efficiently.

Beyond its immediate charm, Cancon serves as a perfect base for regional excursions. Its location at the crossroads of major regional routes allows for easy access to both the vibrant local culture of the Lot-et-Garonne and the renowned attractions of the neighboring Dordogne. Whether you are visiting for its legendary orchards, its peaceful fishing lakes, or its proximity to world-class bastide villages, Cancon offers a uniquely serene and well-connected lifestyle.

MAiN FEATURES:

- * 500m² of living space
- * 48563m² plot (12 acres)
- * 9 Bedrooms between both properties
- * 6 Bathrooms between both properties
- * Stunning Views
- * Private Parking
- * Pool
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: ☐ Oui

Commun

Chambres:	9
Salle de bains:	6
Pied carré fini:	500 m ²



Dimesions du lot: 48563 m²

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.708.590

