

Exceptional value! Wine domaine with house and pigeonnier gite, barns, swimming pool and beautiful views.



## INFORMATION

Town:	Prayssas
Department:	Lot-et-Garonne
Bed:	7
Bath:	4
Floor:	300 m2
Plot Size:	6175 m2

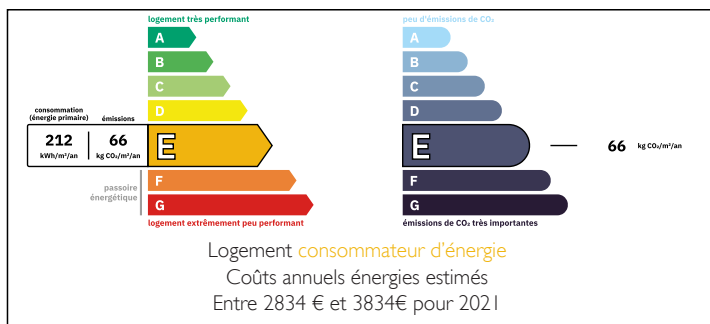
## IN BRIEF

Retaining all its charm with chandeliers, old stone, exposed beams and open brick work, this property is really special! The hilltop views all around, old stone buildings, exposed beams and fireplaces and the carving over the door saying 1776, all show its historic past!

Situated near to Prayssas in the Lot et Garonne, lording over orchards and sunflower fields in a peaceful and calm spot, this is an exceptional property.



## 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.



## LOCAL TAXES

**Taxe foncière:** 2500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

**MAIN HOUSE:** Accom. on one level, Entrance hallway, fitted kitchen with central dining area, pantry, splendid large through lounge 60m2 with fireplace with wood burner, ancient stone sink left for decoration, beams and stone walls, 4 bedrooms and a bathroom with bath and shower, and Wc, and shower room and WC, downstairs cellars, with huge wine making barrel and wine cellar, upstairs large open room, up again to huge attics that could add bedroom space if needed.

**PIGEONNIER:** with its own separate private walled gardens, entrance hallway, fully fitted kitchen, utility room, WC, large lounge and dining area, upstairs to mezzanine bedroom, bathroom room and WC, another twin bedroom and up again into the turret to another room, used as dressing room but could easily make a third bedroom.

**OUTSIDE** Two gated entries (North and South) into gravelled courtyard between the L shaped buildings, with balcony view, large open sided barn ideal as garaging, another barn on 2 levels, used for storage and workshop. Well and decorative pigsty, chicken coop, enclosed swimming pool 4 x 8m with fabulous views, pool house with washing machine and shower room and WC. long driveway through the plum orchards with second well.

More photos available, please ask! Certainly merits a visit! Furniture available too!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>