

## Stone Farmhouse with Gîte & Land – Space to Dream, Grow, and Live Differently



## INFORMATION

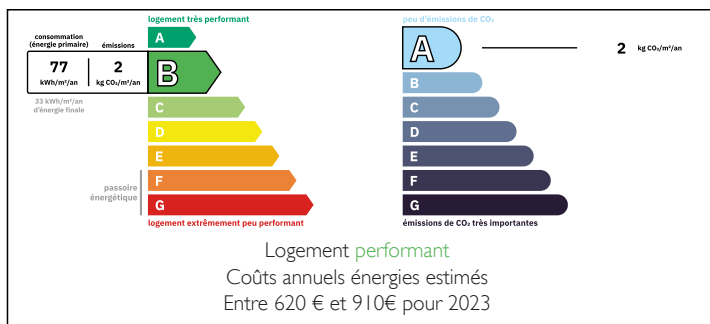
Town:	Prayssac
Department:	Lot
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	6280 m2



## IN BRIEF

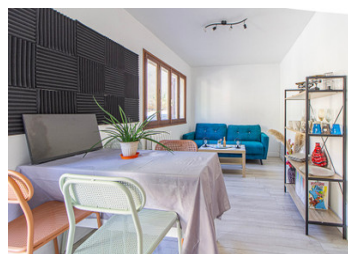
Tucked away in the sun-drenched Lot Valley, this charming stone farmhouse with gîte and outbuildings offers more than a home — it offers a fresh start. With space to grow, create, and connect with nature, it's ideal for anyone dreaming of a simpler, more fulfilling lifestyle. Whether you're looking to generate income, host retreats, or live sustainably, the potential here is vast. Just five minutes from vibrant Prayssac and within easy reach of international travel links, this property blends rural tranquillity with real-world convenience. A place to pause, pivot — and begin again.

## 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:	1551 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Charming Stone Farmhouse with Gîte, Outbuildings & Land – Near Prayssac (Lot 46220)

Main house approx. 100 m<sup>2</sup> | Gîte approx. 46 m<sup>2</sup> | Barns and outbuildings approx. 105 m<sup>2</sup> | Potential to extend | Land for lifestyle projects | 5 mins from vibrant village life

This beautifully maintained stone farmhouse, draped in vines and basking in sunshine, offers not just a home but an invitation to reimagine your lifestyle in the heart of the Lot Valley. With a self-contained gîte, extensive barns, and a wide expanse of flat land bordered by vineyards, this versatile property is perfect for those dreaming of space, nature, and opportunity — all just 5 minutes from the bustling village of Prayssac.

Main House – Approx. 100 m<sup>2</sup>

Stepping through the gated courtyard, you're welcomed into a home full of warmth and character. Bright and practical, the interiors blend rustic charm with modern convenience.

Living / Dining Room – 37.2 m<sup>2</sup> (8.00m x 4.65m)

The heart of the home — bright, open, and perfect for entertaining. Large windows, whitewashed panelling, and a calming palette create a relaxed, stylish space to dine and unwind.

Kitchen – 5.8 m<sup>2</sup> (2.40m x 2.40m)

Cleverly designed for ease and efficiency, this compact kitchen is packed with functionality — integrated appliances, hanging utensil rails, and space-saving storage make it a practical delight for home cooks.

Bedroom 1 – 16.6 m<sup>2</sup> (4.75m x 3.50m)

A spacious, elegant room with soothing tones and bold design elements — perfect as a serene master retreat.

Bedroom 2 – 13.1...