

## Charming 3-Bedroom House with Stunning Views in the Lively Village of Prayssac

EXCLUSIVE



## INFORMATION

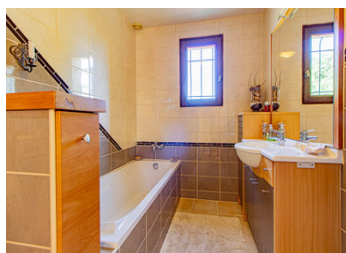
Town:	Prayssac
Department:	Lot
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	5145 m2

## IN BRIEF

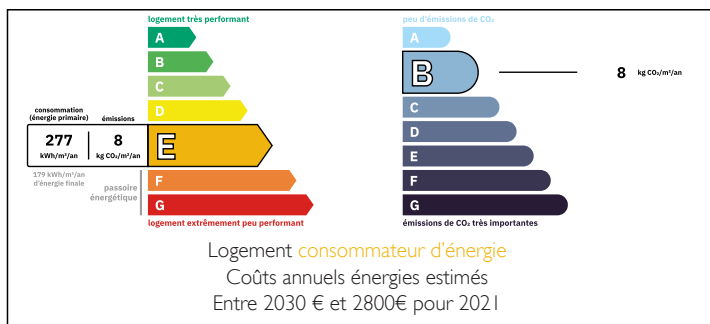
This inviting three-bedroom home in Prayssac combines comfort and style, making it ideal for families or a second home. The spacious interior features warm wooden accents, with the master bedroom offering a Juliette balcony and the second bedroom a full balcony with vineyard views. The large open-plan dining/lounge area is perfect for gatherings, and the fully fitted kitchen is ready for your culinary creations. The home also includes two full bathrooms, a shower room, a cave, a wine cellar, and a large garage, plus covered parking and a shed.

Outside, enjoy the terraces at the rear for alfresco dining or simply relaxing in the expansive 5,145m<sup>2</sup> plot with woodlands and stunning views.

Located in the lively village of Prayssac, with its vibrant community, shops, and markets, this property is well-connected with great transport links, offering a perfect mix of rural...

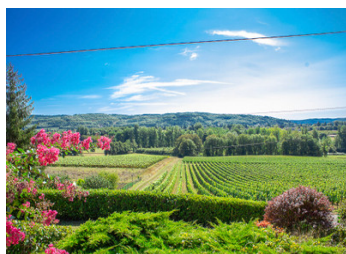


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Nestled in the heart of the picturesque village of Prayssac, this inviting three-bedroom home offers the perfect blend of rustic charm, modern comfort, and an unbeatable location. Set against a backdrop of stunning vineyards and woodlands, this property is ideal for families or as a second home, providing ample space, privacy, and a range of amenities designed to enhance your living experience.

### Spacious and Welcoming Living Areas

As you step into the home, you are greeted by a spacious and welcoming atmosphere that immediately makes you feel at ease. The large open-plan living and dining room, measuring 45 m<sup>2</sup>, is the heart of the home. This expansive area is perfect for family gatherings, entertaining friends, or simply relaxing in comfort. With plenty of room for a dining table and cozy seating, it's an inviting space where memories are made.

The fully fitted kitchen, measuring 12 m<sup>2</sup>, is another highlight, offering all the modern conveniences you need for meal preparation. With ample counter space, storage, and high-quality appliances, this kitchen is well-equipped to handle everything from daily meals to special occasions.

### Comfortable Bedrooms with Scenic Views

The property features three generously sized bedrooms, each thoughtfully designed with warm wooden accents that add a touch of rustic elegance. Bedroom 1, measuring 11 m<sup>2</sup>, is a standout with a romantic Juliette balcony, perfect for stepping outside to enjoy the fresh air and scenic views. Bedroom 2, at 13 m<sup>2</sup>, offers a full balcony overlooking the rear of the property, providing a peaceful...