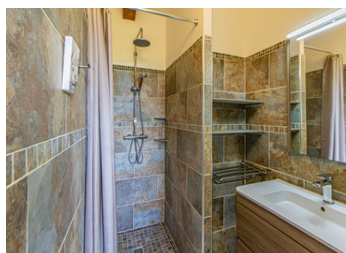


Charming Stone Home with Gîte, Pool & Countryside Views Near Prayssac



INFORMATION

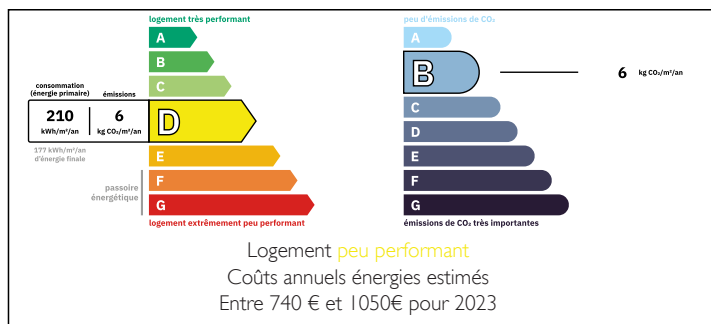
Town:	Prayssac
Department:	Lot
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	8325 m2



IN BRIEF

Nestled in a quiet hamlet near Prayssac, this beautifully restored stone property offers breathtaking views, spacious interiors, and versatile living with a main house, gîte and chalet. Set on 8,325 m² of landscaped terraces with a pool and multiple outdoor spaces, it's the perfect blend of charm, comfort, and potential—ideal for a family retreat or income-generating escape in the Lot Valley.

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

Beautifully Renovated Stone Estate with Gîte, Chalet, Pool & Panoramic Views – Near Prayssac

Tucked away in a peaceful hamlet just minutes from the vibrant market town of Prayssac, this beautifully restored stone estate offers the finest in rural French living. Set on over 8,000 m² of terraced, landscaped grounds, the property features a stylish main house, a spacious gîte, an independent chalet, and a perfectly placed above-ground pool to take full advantage of the sweeping countryside views. Whether you're seeking a tranquil family home, a holiday retreat, or a rental opportunity—or a combination of all three—this is a rare turnkey opportunity in the heart of the picturesque Lot Valley.

The Main House – 92.6 m²

Elegantly renovated to blend contemporary comfort with timeless charm, the main house is filled with light, space, and character.

Living Room (64.89 m²): A stunning open-plan space with exposed beams, natural stone walls, and large sliding doors that open directly onto the terrace and garden.

Kitchen (9.02 m²): Modern and well-equipped, with glossy cabinetry, tiled floors, and garden views.

Shower Room (3.11 m²): Smartly tiled with a rainfall shower and built-in storage.

Utility Room (3.68 m²): Discreet and practical.

Bedroom 1 (18.45 m²): Peaceful and spacious, with vaulted ceilings and exposed stonework.

Bedroom 2 (14.69 m²): Ideal as a guest room, home office, or second bedroom.

The Gîte – 91.6 m²

Perfect for hosting family, friends, or holidaymakers,

LOCAL TAXES

Taxe habitation: EUR

NOTES