

Single-Storey 3-Bed Home with Gîte & Pool – Ready to Enjoy



INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	1685 m2

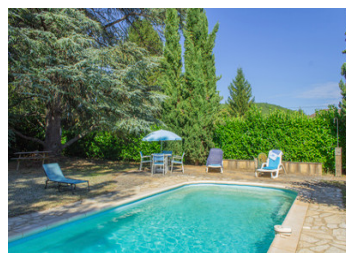
IN BRIEF

Single-Storey Comfort with Gîte & Pool – 1 km Flat Walk to Prayssac

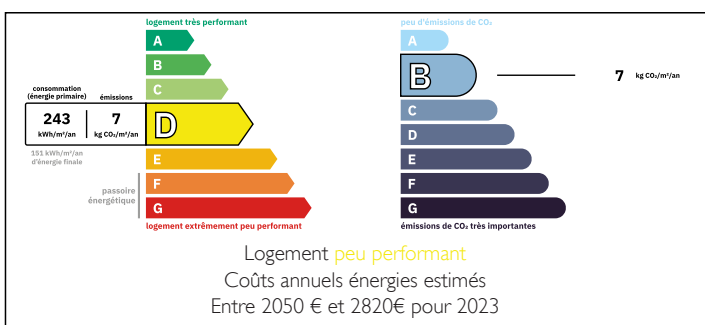
Set in a peaceful location on the edge of a vibrant market town, this detached home combines spacious single-level living with a private pool and a self-contained gîte awaiting final touches.

The main house offers two double bedrooms plus a study/third bedroom, generous living areas, and a large, well-appointed kitchen — perfect for comfortable year-round living or relaxed holidays.

Shops, cafés, and the lively weekly market are just a short, flat 1 km walk away, with no hills to climb, while excellent road links provide easy access to regional airports and the wider 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.



LOCAL TAXES

Taxe foncière:	2410 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Detached Single-Storey House with Gîte and Pool – 5 Minutes from Prayssac

Set in a peaceful residential area just five minutes from the vibrant market town of Prayssac, this detached single-storey home offers spacious, flexible living with a level, low-maintenance garden, private swimming pool, and an independent gîte. Ideal as a permanent residence, holiday retreat, or investment with guest accommodation potential.

Main House – Comfortable, Practical, and Well-Designed

Spacious fully fitted kitchen with central island and dining area – 38.88 m²

Inviting lounge with exposed beams and wood-burning insert – 36.80 m²

Study / Garden Room – 12.15 m² – suitable as a third bedroom

Two main bedrooms:

Bedroom 1 – 16.39 m²

Bedroom 2 – 12.95 m²

Two shower rooms, including a walk-in en suite to the principal bedroom

Separate WC and pantry

Central hallway with integrated storage

Independent Gîte – Ready for Conversion

Currently used for storage, the detached gîte already features:

Kitchenette

Walk-in shower room

With minimal work, it could be transformed into a charming guest suite, granny annex, or private workspace.

Gîte/Garage (including kitchenette) – 31.00 m²

Outdoor Features

Covered terrace for shaded outdoor dining and relaxation

Private swimming pool with cover