

## Beautiful Country Home with Pool, 1 Hectare of Land & Large Barn – Near Cahors



## INFORMATION

Town:	Crayssac
Department:	Lot
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	10189 m2

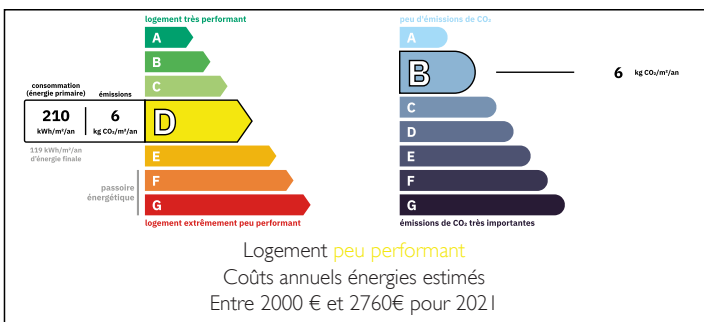


## IN BRIEF

Charming country home with pool, over 1 hectare of private land and large outbuilding, ideally located near Cahors and Prayssac. Perfect as a family home or holiday retreat, with excellent business potential.

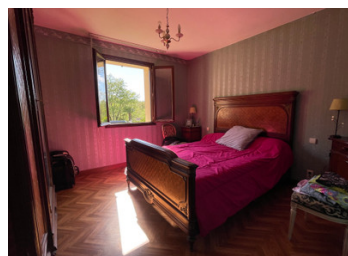


## ENERGY - DPE



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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

Located in a peaceful, private setting just 5 minutes from local shops and ideally positioned between Cahors and Prayssac, this attractive property offers both tranquillity and convenience.

The house offers approximately 115 m<sup>2</sup> of living space, including a bright and spacious 42 m<sup>2</sup> living area with direct access to the terrace and pool. The fully equipped kitchen includes a dining area and opens onto the outdoor space.

The ground floor features two bedrooms, a bathroom with both bath and shower, and a separate WC. Upstairs, a third bedroom provides additional accommodation.

A 60 m<sup>2</sup> basement includes a garage, cellar and utility room, offering excellent storage.

Outside, the property sits on over one hectare of land and boasts a heated 10 x 5 m swimming pool, a sun terrace, and a fully equipped outdoor kitchen / BBQ area — perfect for entertaining and enjoying the French lifestyle.

A standout feature is the large outbuilding: approximately 270 m<sup>2</sup> footprint plus a 78 m<sup>2</sup> mezzanine, ideal for a business, workshop, storage or development project.

Key features:

Peaceful, private setting

42 m<sup>2</sup> bright living space

Heated 10 x 5 m pool

Over 1 hectare of land

60 m<sup>2</sup> basement

Large outbuilding (270 m<sup>2</sup> + 78 m<sup>2</sup> mezzanine)

Close to Cahors and Prayssac

An ideal permanent home or holiday retreat in the South of France.

With three bedrooms, this home is perfectly suited as a primary residence or a wonderful holiday home in the South of France.

## LOCAL TAXES

Taxe foncière: 1791 EUR

Taxe habitation: EUR

## NOTES