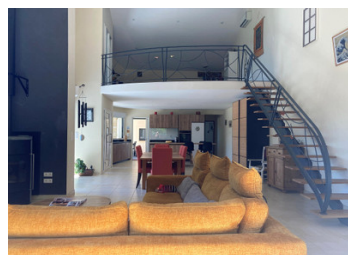


Architect-Designed Home (2005) with Swimming Pool and Annex – Energy Rating B | Prayssac, Cahors Wine region



INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	4
Bath:	2
Floor:	207 m ²
Plot Size:	1800 m ²

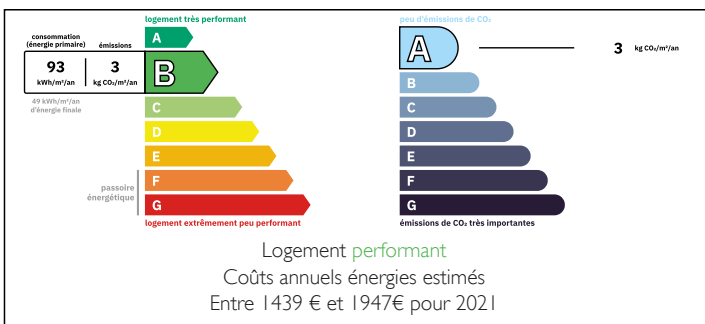
IN BRIEF

Nestled in the heart of the renowned Cahors wine region, this elegant architect-designed home offers more than 200 m² of living space with generous proportions, abundant natural light and impeccable maintenance. Built in 2005, it blends contemporary comfort with a peaceful setting just a short walk from the shops and amenities of Prayssac.

The property is set within approximately 1,800 m² of beautifully landscaped, fully enclosed gardens featuring a summer kitchen, a covered terrace with a bioclimatic pergola, a swimming pool with pool house, and attractive outdoor living spaces. Located in a quiet and highly sought-after residential area, it enjoys immediate proximity to the town centre.

Designed for comfortable single-level living, the main house offers approximately 150 m² of accommodation comprising eight rooms, four bedrooms and a mezzanine.

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

In the heart of the renowned Cahors wine region, in the charming town of Prayssac, this beautifully designed architect home offers more than 200 sq.m of living space with generous proportions, abundant natural light and impeccable maintenance. Built in 2005, it blends contemporary comfort with a harmonious natural setting just a short walk from local shops and amenities.

Set within approximately 1,800 sq.m of landscaped and fully enclosed gardens, the property features a summer kitchen, a covered terrace with a bioclimatic pergola, a swimming pool with pool house, and a peaceful location in one of Prayssac's most sought-after residential neighbourhoods, only minutes from the town centre.

The main house offers approximately 150 sq.m of single-level living space and comprises eight rooms, four bedrooms and a mezzanine, providing an exceptionally comfortable and functional layout.

A separate outbuilding includes a workshop with excellent potential for a home office, professional practice, artist's studio or tourist accommodation project, together with a double garage.

Accommodation

Spacious 76 sq.m open-plan living area opening onto the garden, incorporating a fully fitted and equipped kitchen, dining area and lounge.

Four bedrooms, including a principal suite with en-suite bathroom, walk-in dressing room, separate WC and direct access to the terrace.

Family shower room.

Utility/laundry room.

Secondary entrance.

Separate guest WC.

Upstairs, a 30 sq.m mezzanine overlooks the impressive cathedral-style living room and offers additional space for an office, library or relaxation area.

LOCAL TAXES

Taxe foncière: 2741 EUR

NOTES