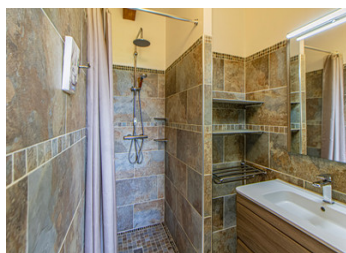


Beautiful Stone Estate with Independent Gîte, Pool & Panoramic Views – Near Prayssac



INFORMATION

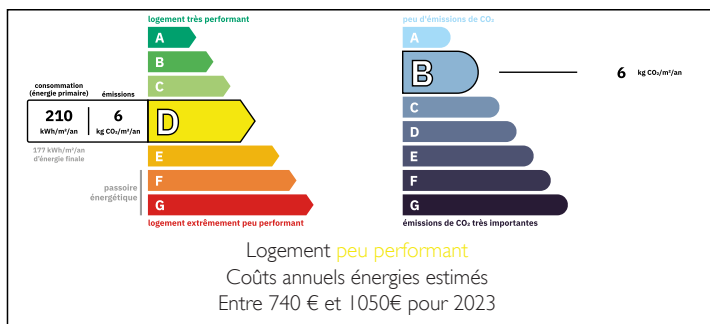
Town:	Prayssac
Department:	Lot
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	8325 m2



IN BRIEF

An exceptional opportunity to blend lifestyle and income in a beautifully restored stone setting. Just minutes from a vibrant Lot Valley village, this versatile property offers fully independent accommodation ideal for holiday letting or extended family, generous landscaped grounds, and a perfectly positioned pool with sweeping countryside views. Whether you're seeking a peaceful home with added revenue, a ready-to-go rental project, or a flexible retreat with space to grow, this is a place where potential and panorama meet effortlessly.

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: 1325 EUR

NOTES

DESCRIPTION

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

Tucked away in a peaceful hamlet just minutes from the vibrant market town of Prayssac, this beautifully renovated stone estate captures the essence of refined rural French living.

Set within over 8,000 m² of terraced, landscaped grounds, the property comprises a stylish main house, a spacious independent gîte, a separate chalet, and a south-facing above-ground pool enjoying sweeping countryside views.

Whether you are searching for a comfortable family home, a lock-up-and-leave retreat, a lifestyle rental opportunity — or a combination of all three — this is a rare turnkey offering in the heart of the Lot Valley.

The Main House – 92.6 m²

Thoughtfully renovated to blend contemporary comfort with original character, the main house is light-filled and welcoming.

Open-Plan Living Area (64.89 m²)

A striking central space with exposed beams, natural stone walls and wide sliding doors opening directly onto the terrace and gardens — seamless indoor-outdoor living.

Kitchen (9.02 m²)

Modern and well-equipped, with clean lines, tiled floors and garden views.

Shower Room (3.11 m²)

Tastefully tiled with rainfall shower and integrated storage.

Utility Room (3.68 m²)

Practical and discreet.