LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38680SGU46 Price: 429 000 EUR

agency fees to be paid by the seller

Charming Riverside Property with Mature Gardens, Pool, and Guest Suite















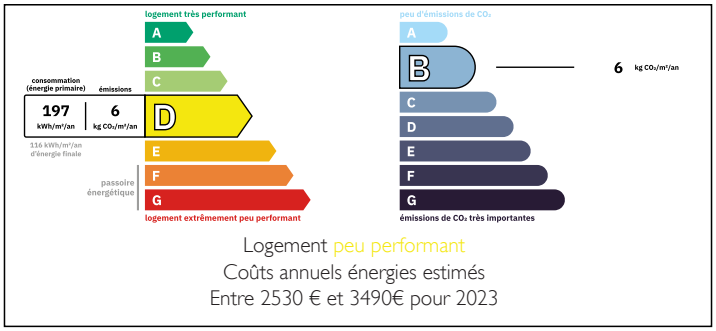
INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	4
Bath:	2
Floor:	199 m2
Plot Size:	6937 m2

IN BRIEF

A beautifully positioned countryside home offering peace, privacy, and natural charm. Surrounded by greenery and just steps from the river, the house blends traditional character with comfortable living spaces. With generous accommodation, a variety of outdoor areas, and excellent access to vibrant local towns and travel links, this is an ideal base for those seeking a relaxed lifestyle in one of the most scenic corners of the Lot Valley.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2530 € et 3490€ pour 2023

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.

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NOTES

DESCRIPTION

Charming Riverside Property with Pool, Established Gardens & Fruit Trees – Ideal Family Home or Holiday Escape
Located in Anglars-Juillac (46140), in the heart of the Lot Valley

Nestled in lush, established gardens with a pool, pond, and mature fruit trees, this charming stone-built home offers both character and comfort in equal measure. Situated in the peaceful and picturesque commune of Anglars-Juillac, this riverside property enjoys the tranquillity of the countryside while remaining close to essential amenities and travel links.

Interior Features

Spacious Living Areas: The main living and dining space features exposed beams, tiled floors, and French doors opening onto the terrace. The layout is warm, welcoming, and ideal for entertaining.

Fitted Kitchen: Traditional kitchen with solid wood cabinetry, tiled worktops, and gas hob. A functional and character-filled space for everyday life.

Bedrooms: Four comfortable bedrooms, including rooms with terrace access and generous storage. Perfect for family or guests.

Bathrooms: A modern family bathroom with both bath and walk-in shower. Clean lines and good use of space.

Office / Guest Room: A flexible ground-floor room, currently used as an office and dining space, with doors opening to the driveway—ideal for remote working or guest accommodation.

Exterior Features

Swimming Pool: A large, well-maintained in-ground pool with stone surround and garden