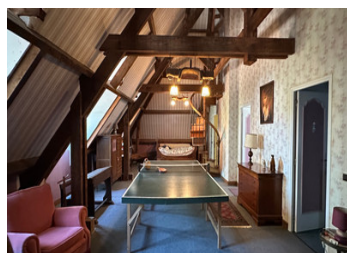
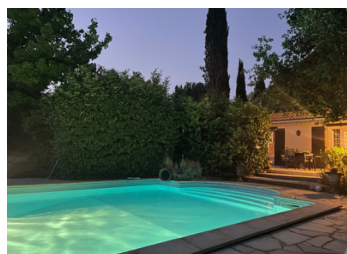


Character stone home with pool and privacy just a stones throw away from Cahors



INFORMATION

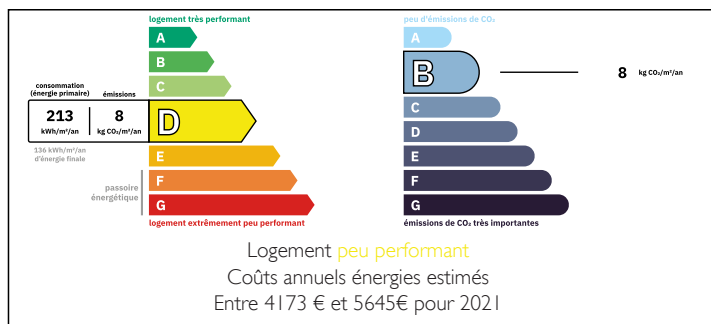
Town:	Pradines
Department:	Lot
Bed:	5
Bath:	3
Floor:	276 m2
Plot Size:	3900 m2



IN BRIEF

Charming stone Quercy style home of 260 m2 of living space, set in peaceful, enclosed grounds near Cahors and the Lot river, but also only 15km from the A20 highway.. Featuring 5 bedrooms, spacious living areas, a large multi-purpose room and an inviting swimming pool with pool house. A private and secure property with great potential—perfect as a family home or holiday retreat.

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: 2900 EUR

Taxe habitation: 1773 EUR

NOTES

DESCRIPTION

Set within a beautifully wooded and fully enclosed 3,900 m² park, private and sheltered from view, this distinctive property offers approximately 276 m² of living space. Natural stone, generous proportions, abundant light and a charming pigeon tower dating from the late 19th century give the house its unique character, while five bedrooms and spacious living areas provide plenty of room for family and friends.

Here, nature and leisure are quite literally on the doorstep. The River Lot is just a three-minute walk from the property, while the CAP NATURE leisure park in Pradines can be reached in around five minutes on foot. Water skiing on the Lot, tree-top adventure courses, paintball and an 18-hole mini-golf course offer an exceptional playground for all ages, just moments from home.

As soon as the warmer days arrive, life naturally moves outdoors. Imagine breakfast on the terrace, long summer lunches under the trees, children playing in the grounds and lazy afternoons around the impressive 11 x 5 metre swimming pool and its pool house. For water-sports enthusiasts, being able to walk to the water-skiing facilities on the Lot is a particularly rare privilege.

Inside, the house is equally well suited to family life or as a second home. The generous ground-floor spaces allow for comfortable single-level living, while upstairs, the mezzanine and an impressive room of more than 50 m² offer endless possibilities: a games room, home cinema, library, artist's studio, home office or simply a wonderful space in which to...