

## Elegant French Manor on 48 Acres in the Heart of Wine Country – A Private Estate in Southwest France



## INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	6
Bath:	5
Floor:	440 m2
Plot Size:	190000 m2



## IN BRIEF

Nestled in the heart of the beautiful Lot region, surrounded by vineyards and unspoiled natural countryside, this elegant manor house embodies all the charm and authenticity of a true character estate.

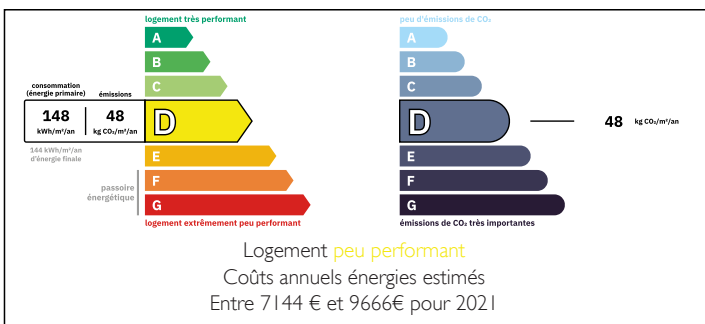


Just 5 mins from Puy-l'Évêque and 10 mins from Prayssac, it enjoys a privileged location offering both peace and quiet as well as easy access to local amenities.



Set within the grounds of a renowned former château and part of an organically farmed wine estate, this prestigious residence of approximately 4,700 sq ft impresses with its generous proportions and remarkable architecture.

## ENERGY - DPE



From the moment you enter, the tone is set: a grand entrance hall with a sweeping double staircase opens onto spacious, light-filled reception rooms. The night

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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

This elegant manor house of approximately 4,700 sq ft, set within 19 hectares of wooded land with a swimming pool, embodies all the charm and authenticity of a true character estate.

Located just 5 minutes from Puy-l'Évêque and 10 minutes from Prayssac, it enjoys a privileged setting combining peace, privacy, and convenient access to nearby amenities.

Set on the grounds of a renowned former château and part of an organically farmed wine estate, the property offers a high-quality natural environment. An adjoining caretaker's house completes the estate.

The residence unfolds around a magnificent entrance hall with a sweeping double staircase, opening onto spacious and light-filled reception rooms.

The property comprises 10 rooms, 5 bedrooms, and 4 bathrooms/shower rooms, including a ground-floor master suite.

The main features include:

Grand entrance hall (35 m<sup>2</sup> / 377 sq ft) with cathedral ceiling and double staircase

Living room (63 m<sup>2</sup> / 678 sq ft) with fireplace

Dining room (46 m<sup>2</sup> / 495 sq ft)

Study (18 m<sup>2</sup> / 194 sq ft)

Kitchen (13 m<sup>2</sup> / 140 sq ft)

Ground-floor bedroom (22.5 m<sup>2</sup> / 242 sq ft) with en-suite bathroom, shower and WC (13.5 m<sup>2</sup> / 145 sq ft)

First floor:

Landing (16 m<sup>2</sup> / 172 sq ft)

Second living room (34.5 m<sup>2</sup> / 371 sq ft)

4 bedrooms ranging from 17 to 23 m<sup>2</sup> (183 sq ft to 248 sq ft)

3 bathrooms

A superb cellar of over 200 m<sup>2</sup> (2,153 sq ft) further enhances the property.

## NOTES