

Charming Stone Country House with 4,3 Hectares, Swimming Pool and Complete Privacy in the Lot

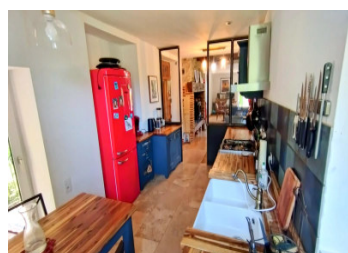
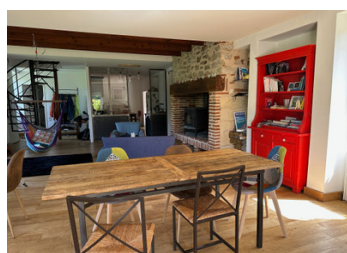


INFORMATION

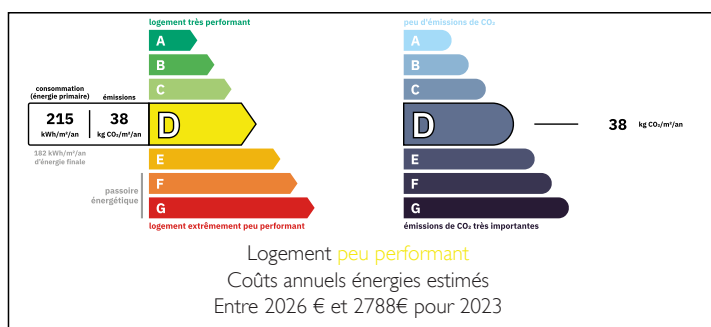
Town:	Luzech
Department:	Lot
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	40600 m2

IN BRIEF

Hidden at the end of a private driveway, surrounded by almost 4,5 hectares of rolling countryside and complete privacy, this charming stone house offers the lifestyle so many dream of, just minutes from the vibrant village of Prayssac.



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: **379 EUR**

NOTES

DESCRIPTION

Set in complete privacy, with no immediate neighbours and panoramic views across the beautiful hills of the Lot, it offers something increasingly difficult to find: absolute peace without isolation. Within just ten minutes, the lively village of Prayssac provides everything you need, from cafés and restaurants to weekly markets and everyday amenities.

This is not simply a house.

It is a place where mornings begin with birdsong beneath the covered veranda, afternoons are spent beside the fully enclosed swimming pool, and evenings end watching the changing colours of the countryside with a glass of local wine.

The house immediately feels welcoming.

The spacious living and dining room forms the heart of the home, creating a relaxed atmosphere for family life or entertaining friends. The separate kitchen opens directly onto the covered terrace, naturally extending everyday living outdoors for much of the year.

A charming spiral staircase leads to the first floor, where exposed beams and sloping ceilings create a cosy, intimate atmosphere.

The generous master bedroom features a freestanding bathtub, while two additional bedrooms provide comfortable accommodation for family, guests or a home office.

Throughout the house, authentic character blends effortlessly with modern comfort.

Space to create your own vision.

Beneath the house lies an impressive cellar of approximately 100 m².

Part technical area, part storage and part open space beneath the suspended terrace, it offers exceptional flexibility. Subject to the necessary permissions, it could become a guest apartment, artist's studio, wellness space, workshop, office or creative retreat.

Between the house and the pool stands...