

Single-Level Living, Pool & Potential – Just Minutes from Prayssac!



INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	3
Bath:	2
Floor:	134 m ²
Plot Size:	1685 m ²

IN BRIEF

Near Prayssac – Single-Level Living with Extra Potential

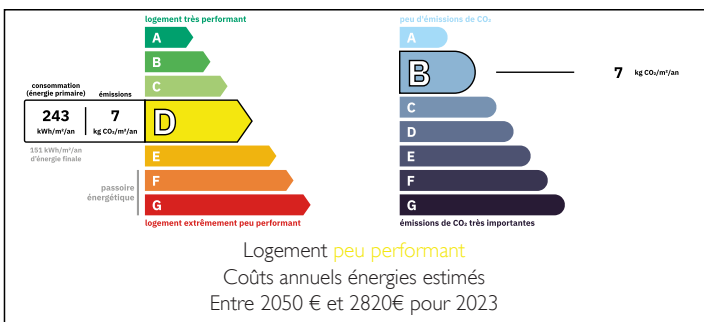
Quiet location. Easy layout. Real flexibility.

Just minutes from the centre of town, this detached home combines comfort with opportunity — a private pool, manageable garden, and a separate space ready to become guest accommodation, rental income or a creative studio.

Everything is designed for straightforward living, whether full-time, as a lock-up-and-leave, or as a smart lifestyle investment in the beautiful Lot Valley, close to the renowned Cahors AOC vineyards.

If you're looking for a home that adapts as life changes — this one deserves a closer look.

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.



DESCRIPTION

etached Single-Storey Home with Guest Gîte & Pool
– 5 Minutes from Prayssac

Set in a peaceful residential position just moments from the vibrant market town of Prayssac, this detached single-storey property offers generous living space, a level low-maintenance garden, private swimming pool, and a detached gîte with conversion potential.

An ideal home for permanent living, a comfortable holiday retreat, or a property with income potential — all in the heart of the beautiful Lot Valley.

The Main House – Practical, Spacious & Easy to Live In

Designed entirely on one level for effortless day-to-day living:

Fully fitted kitchen with central island and dining area – 38.88 m²

A bright, sociable space perfect for entertaining and family life.

Inviting lounge with exposed beams and wood-burning insert – 36.80 m²

Warm and characterful, offering comfort in all seasons.

Study / Garden Room – 12.15 m²

Currently used as an office but easily suitable as a third bedroom.

Two generous bedrooms

Bedroom 1 – 16.39 m² with walk-in en suite shower room

Bedroom 2 – 12.95 m²

Second shower room

LOCAL TAXES

Taxe foncière: 2410 EUR

Taxe habitation: EUR

NOTES