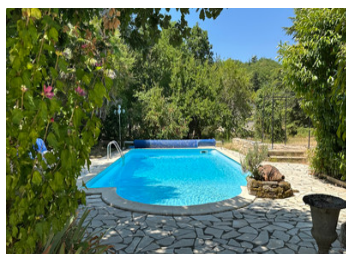
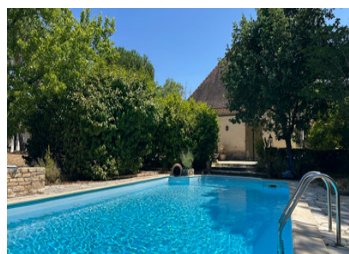


Character stone home with pool and privacy just a stones throw away from Cahors



INFORMATION

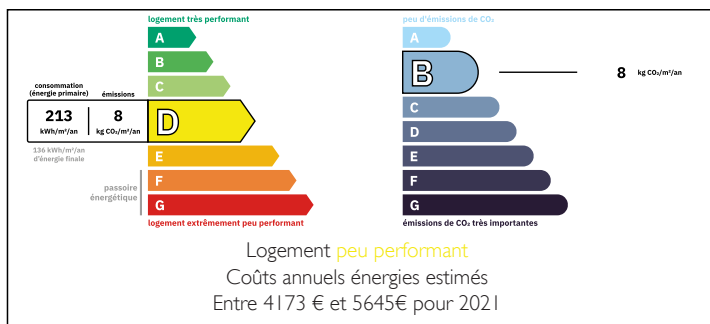
Town:	Pradines
Department:	Lot
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	3900 m2



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.



DESCRIPTION

Just a short drive from the vibrant center of Cahors, this appealing late 20th-century stone residence offers space, tranquillity and great potential, set within nearly 4,000 m² of enclosed grounds.

The interior welcomes you with a generous, light-filled living area, complemented by practical features such as a utility room, shower room and separate WC. The ground floor also hosts two comfortable bedrooms, including a private suite.

Upstairs, a mezzanine opens onto an impressive multi-purpose space of over 50 m²—ideal as a games room, studio or home office. Two additional bedrooms, along with a bathroom and separate WC, complete this level.

Outdoors, the property truly shines. The beautifully landscaped garden offers privacy and lovely open views, while the 11 x 5 metre swimming pool and pool house invite long summer days with family and friends.

The property is fully fenced and accessed via an electric entrance gate, ensuring both privacy and security. All windows and French doors have been recently replaced and are fitted with modern double glazing, enhancing both comfort and energy efficiency.

Ready to enjoy from day one, while still offering scope for further enhancement, this delightful home presents a wonderful opportunity to create a charming family residence or an idyllic holiday retreat in the heart of the Lot.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: 1773 EUR

NOTES