

Beautiful Country Home with Pool, 1 Hectare of Land & Large Barn – Near Cahors



INFORMATION

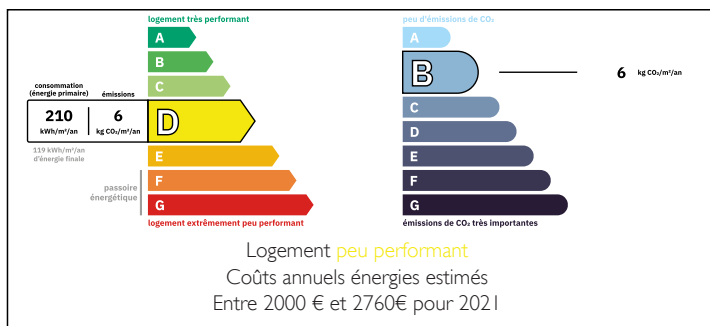
Town:	Crayssac
Department:	Lot
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	10189 m2



IN BRIEF

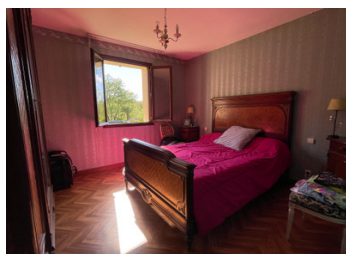
Charming country home with pool, over 1 hectare of private land and large outbuilding, ideally located near Cahors and Prayssac. Perfect as a family home or holiday retreat, with excellent business potential.

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

Located in a peaceful, private setting just 5 minutes from local shops and ideally positioned between Cahors and Prayssac, this attractive property offers both tranquillity and convenience.

The house offers approximately 115 m² of living space, including a bright and spacious 42 m² living area with direct access to the terrace and pool. The fully equipped kitchen includes a dining area and opens onto the outdoor space.

The ground floor features two bedrooms, a bathroom with both bath and shower, and a separate WC. Upstairs, a third bedroom provides additional accommodation.

A 60 m² basement includes a garage, cellar and utility room, offering excellent storage.

Outside, the property sits on over one hectare of land and boasts a heated 10 x 5 m swimming pool, a sun terrace, and a fully equipped outdoor kitchen / BBQ area — perfect for entertaining and enjoying the French lifestyle.

A standout feature is the large outbuilding: approximately 270 m² footprint plus a 78 m² mezzanine, ideal for a business, workshop, storage or development project.

Key features:

Peaceful, private setting

42 m² bright living space

Heated 10 x 5 m pool

Over 1 hectare of land

60 m² basement

Large outbuilding (270 m² + 78 m² mezzanine)

Close to Cahors and Prayssac

An ideal permanent home or holiday retreat in the South of France.

With three bedrooms, this home is perfectly suited as a primary residence or a wonderful holiday home in the South of France.

LOCAL TAXES

Taxe foncière: 1791 EUR

NOTES