

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



INFORMATION

Town:	Prayssac
Department:	Lot
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

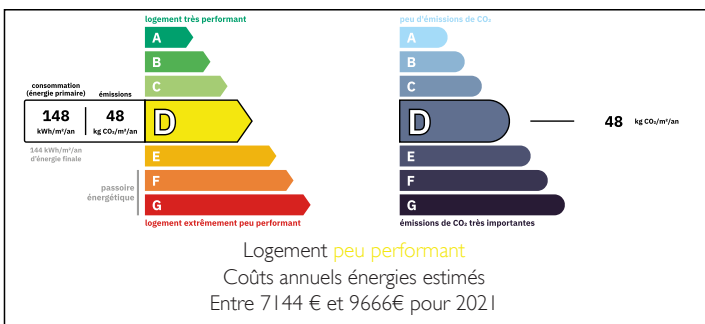
Nestled in the heart of the beautiful Lot region, surrounded by vineyards and unspoiled natural countryside, this elegant manor house embodies all the charm and authenticity of a true character estate.

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.

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

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

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 m² / 377 sq ft) with cathedral ceiling and double staircase

Living room (63 m² / 678 sq ft) with fireplace

Dining room (46 m² / 495 sq ft)

Study (18 m² / 194 sq ft)

Kitchen (13 m² / 140 sq ft)

Ground-floor bedroom (22.5 m² / 242 sq ft) with en-suite bathroom, shower and WC (13.5 m² / 145 sq ft)

First floor:

Landing (16 m² / 172 sq ft)

Second living room (34.5 m² / 371 sq ft)

4 bedrooms ranging from 17 to 23 m² (183 sq ft to 248 sq ft)

3 bathrooms

A superb cellar of over 200 m² (2,153 sq ft) further enhances the property.

LOCAL TAXES

Taxe habitation:

EUR

NOTES