Stunning charming residence with panoramic views and high end outbuildings

6 4 32,461m² 374m² 1



Reference
87128

Price
€766,500

Location
Prayssas

Description
Located in Lot-et-Garonne at the entrance of a village, this elegant 1800s stone property offers a main house and two independent dwellings, all facing the valley for complete privacy. Fully restored with high-quality materials, the main house features a gallery, open-plan kitchen, living room, and four bedrooms, with potential for expansion. The guest houses provide additional living spaces, bedrooms, and modern comforts. Set on three hectares, the estate includes a swimming pool with wooden deck and panoramic views. With its combination of charm, privacy, modern amenities, and expansion possibilities, this property is ideal for family living or hospitality projects.





Features
Beautifully restored stone property
Swimming pool
Guest houses
Close to a vibrant village



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 6
Terrace: 2m²
Garage: 25m²
Pool: 1
Living area: 374m²
Land area: 32,461m²
DPEScore: D (177kWhEP/m²/an)
GESScore: A (5kgCO2/m²/an)
Property tax: €3,597

Main house 223.53 m²

Ground floor

Kitchen: 47.6 m² with wood-burning stove
Veranda: 34 m²
Living room: 46 m² with fireplace insert
Laundry room: 14.5 m²
Hallway: 8 m²
Bedroom: 11 m²

First floor

Hallway: 3 m²
Bedroom: 25 m²
Bathroom: 6 m²
Bedroom: 13 m²
Bathroom: 14 m²
Office: 20 m²

Guest house 62.12 m²

Ground floor

Living/dining room: 43 m²
Bedroom: 14 m²
Bathroom: 6 m²

Gîte 88.38 m²

Ground Floor

Kitchen : 20 m²
Living Room : 20 m² with wood-burning stove

1st Floor

Bedroom : 20 m²
Bathroom : 8 m²
Landing : 6 m²
Bedroom : 18 m²

Outbuildings

Laundry Room 20 m²: With shower and WC overlooking the pool