



ELEGANT FRENCH MANOR ON 48 ACRES IN THE
HEART OF WINE COUNTRY – A PRIVATE ESTATE
IN SOUTHWEST FRANCE

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FRAN...



PROPERTY FACT FILE

REFERENCE	A44444TP46
PRICE	€ 843,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	440 m ²
LAND	190000 m ²
TOWN	Prayssac
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Water on site

*Price based on current exchange rate which is subject to change



- Exceptional private estate of nearly 50 acres
- Elegant character-filled manor house (4,736 ft²)
- Prime location in the Lot region
- Spacious and functional living spaces
- Outbuildings and high-quality amenities

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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

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.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44444TP46>

COMPLETE FILE AND PHOTO ON REQUEST

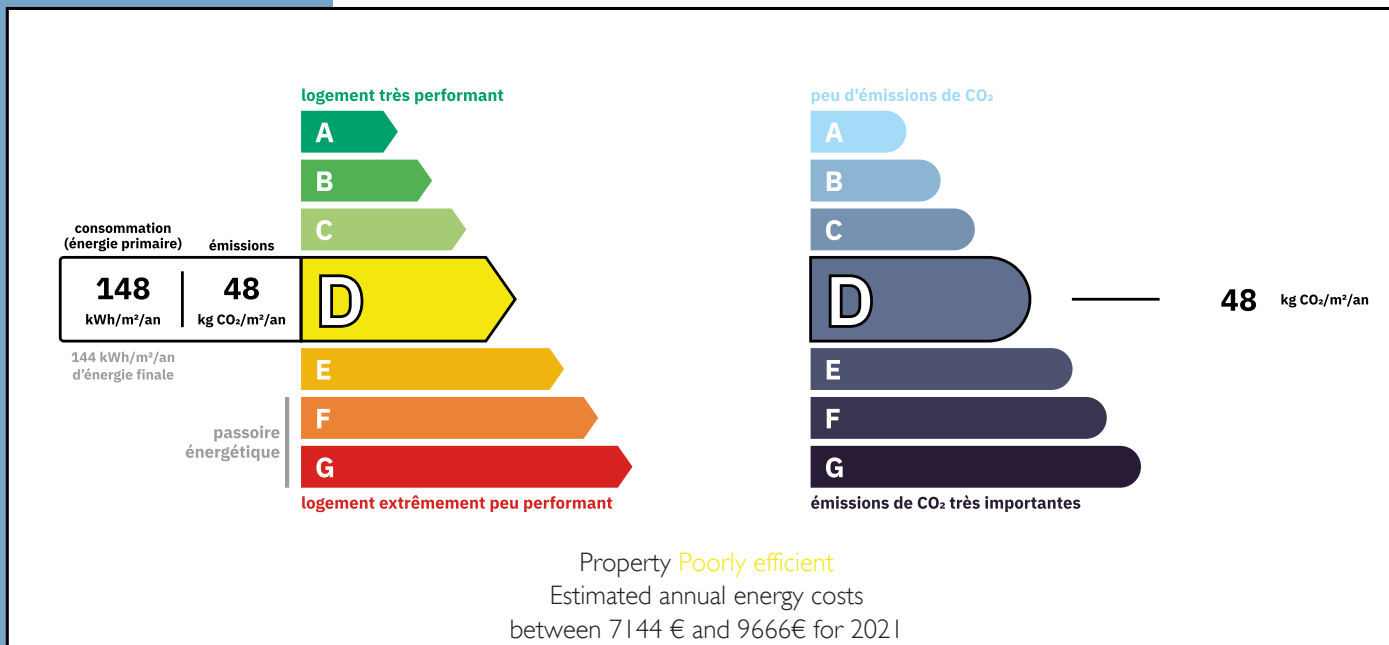


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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CONTACT

Réf :A44444TP46
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr