LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT FRENCH MANOR ON 11 ACRES IN THE HEART OF WINE COUNTRY – A PRIVATE ESTATE IN SOUTHWEST FRANCE

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PROPERTY FACT FILE

REFERENCE	A44444TP46
PRICE	€ 798,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	440 m²
LAND	50000 m²
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



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- Exceptional private estate of nearly 11 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 5 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

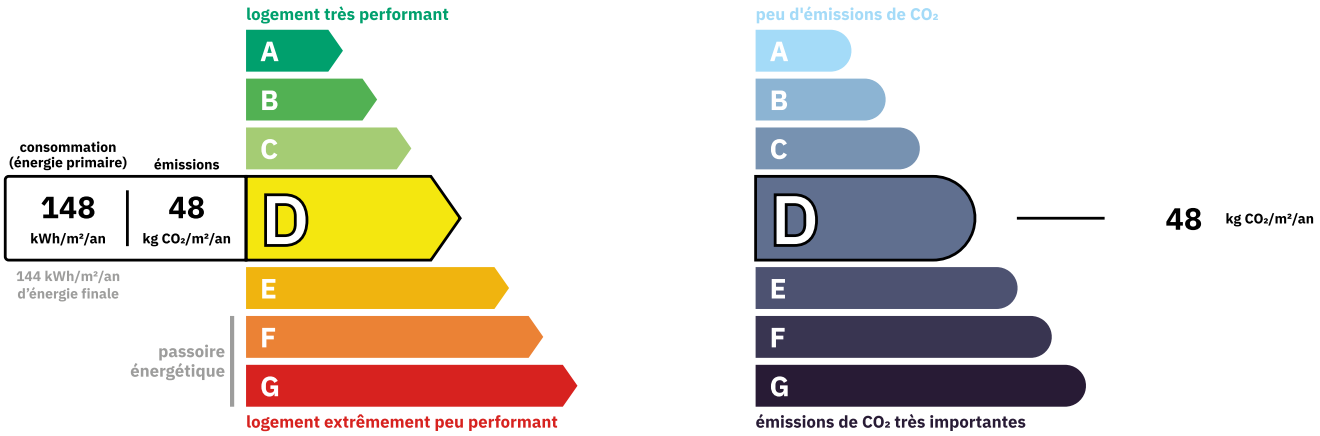
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7144 € and 9666€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44444TP46

FILE COMPLETE AND PHOTOS ON REQUEST

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