



## House with Guest Accommodation,

46220, Prayssac, Lot, Occitanie

# €440,000

Ref: SR-2360

\* Available \* 5 Beds \* 2 Baths \* 275m2

A wonderful riverside setting for this spacious, well appointed, house with separate guest cottage and barn all enclosed within the mature landscaped garden leading down to the private jetty.

- Local Markets
- Shopping and markets
- Motorways close
- Golf in area
- Popular Tourist Area
- River pursuits
- Tennis locally
- Airports Bergerac Toulouse and Bordeaux
- Gîte opportunity

## Property Description

A wonderful riverside setting for this spacious, well appointed, house with separate guest cottage and barn all enclosed within the mature landscaped garden leading down to the private jetty.

Traditional stone staircase leads up to the entrance on the:-

### FIRST FLOOR

Living room (40m<sup>2</sup>) a lovely room with lots of light from the 4 large windows, high ceiling, original wooden floor boards and a Jotul wood burner.

Bedroom 1 (18.4 m<sup>2</sup>), triple aspect with Juliet balcony overlooking the river and garden.

Bedroom 2 (12.22),

W.C. (1.5 m<sup>2</sup>).

Bathroom (5.6 m<sup>2</sup>) bath with shower attachment, washbasin.

W.C. (5.6 m<sup>2</sup>), (previously a porch) with view over the garden and river.

Bedroom 3 (11.2m<sup>2</sup>), with view over the garden and river.

Bedroom 4 (11.3 m<sup>2</sup>), with built in wardrobes and views across the vineyards and countryside.

The wooden staircase leads down to:-

### GROUND FLOOR

Hallway (19.4m<sup>2</sup>) tiled floor with exposed stone wall

Shower room (4 m<sup>2</sup>), shower and washbasin.

Kitchen/diner (35.5m<sup>2</sup>), very spacious family kitchen with large built-in cupboard and fitted base units a window and French doors leading into garden.

Summer lounge/dining/reading room with kitchenette (21.8m<sup>2</sup>), a versatile space with an arched picture window and double French doors opening onto the patio and garden.

Boiler room/workshop (11m<sup>2</sup>).

Utility room (3.1m<sup>2</sup>), connection for washing machine, door leading into garden.

W.C. (1.3m<sup>2</sup>).

### GUEST COTTAGE

Situated across the garden from the house and converted from one end of the barn.

A covered patio (10m<sup>2</sup>) with entrance into the?

Kitchen/dining area (25.6m<sup>2</sup>), a wonderful space, dual aspect and view towards the river, kitchenette (with gas hob, built in oven, microwave), exposed beams and stone walls.

Utility room (2.4m<sup>2</sup>) with fridge/freezer.

Hallway (1.7m<sup>2</sup>) to the left of kitchen with walk-in wardrobe (2.1m<sup>2</sup>).

Hallway (4.2m<sup>2</sup>), with built-in wardrobe and a VELUX window.

Utility room (4.2m<sup>2</sup>).

A doorway connects the cottage on the ground floor to the barn with potential to extend the cottage.

Bedroom 1 (10.4 m<sup>2</sup>), with exposed stone walls and beams and an en-suite shower room (2,8m<sup>2</sup>), shower, washbasin and toilet.

Wooden staircase leading up to the?

### FIRST FLOOR

Living room (23m<sup>2</sup>), a fabulous space with fantastic river views from the windows across the whole width of room.

Covered balcony (6m<sup>2</sup>), overlooking the river.

Bedroom 2 (14m<sup>2</sup>), exposed beams and stone walls.

Dressing room (2.3m<sup>2</sup>).

Bathroom (6.1m<sup>2</sup>), bath with shower attachment, washbasin and toilet and walk-in wardrobe.

### OUTSIDE

Storage room (4.2m<sup>2</sup>), under the external stone staircase of the main house.

(All room sizes are approximate)

Barn (52m<sup>2</sup>) with the front end of the barn converted into the cottage and the potential for further conversion. The roof and beams are in good condition

Terrain (7800 m<sup>2</sup>) is made up of a wonderful peaceful garden with many mature plants and trees, and a pathway leading down to a lower lawned area with direct access to the river and a small private jetty. There is also a field (2622m<sup>2</sup>) directly opposite the house (not attached).

A fantastic property to enjoy as a family/extended family home and with an immediate income from letting the cottage.

A super location on the River Lot and surrounding vineyards, with all amenities less than a 5 minute drive in the lovely town of Prayssac, with its weekly market having been voted the best in the Region. The area is popular with walkers and cyclists out to explore the many villages along the river.

Cahors-capital of the Lot dept.-railway station, hospital and motorway access.30km

Airport-Bergerac 80km, Toulouse 130km

Alistair Lockhart. Property Director, FrenchEntrée" A lovely property"

# Gallery

