



Modern Stylish House with Swimming Pool,

€379,000

46220, Prayssac, Lot, Occitanie

Ref: 4600410883

* Available * 5 Beds * 1 Bath * 230m2

This Villa offers very spacious rooms with a modern and comfortable decoration, situated in the middle of vineyards but only 5 minutes from a busy village with all shops.

- Swimming Pool
- 5 minutes to shops
- TGV trains in Agen and Montauban
- airport in Bergerac
- Motorways A 20 and A 62 within hour
- Local Markets
- Golf in area
- Tennis locally
- Wine Region
- Shopping and markets
- Popular Tourist Area

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French Entrée

Property Description

This Villa offers very spacious volumes with a modern and comfortable decoration, situated in the middle of vineyards but only 5 minutes from a busy village with all shops. On the ground floor, a large entrance with separate toilet, a large open living space with fitted kitchen, living room and dining room. A hall leading to 3 spacious bedrooms, one with dressing room, a large bathroom with bath and shower. A laundry still on ground floor also leading to the double garage. Upstairs there are two bedrooms, a second spacious bathroom and separate toilet. The house is entirely equipped with underfloor heating on both levels renewed in 2018. A swimming pool (10m x 5m) with solar energised cover. The house is fully equipped with double glazing and well insulated, wooden shutters (entirely replaced). The land is flat and enclosed, mainly lawn for ease of maintenance. Lot water perfect for watering the garden.

The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Lot and tributary rivers: the cheeses, wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from the Beautiful city of Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The Rivers offers many sports, there's tennis in most villages and many good golf courses near here: also the designated Natural Parks are down the road creating a massive natural wilderness.

Alistair Lockhart. Property Director, FrenchEntrée



