House with indoor pool and terraces and splendid view

9 6 36,000m² 397m² 1



Reference
63423

Price
€998,400

Location
Prayssas

Description

Located in Lacépède, Lot-et-Garonne, this exceptional 19th-century stone property has been carefully renovated and offers stunning panoramic views over the Montpezat d'Agenais valley. It consists of two adjoining houses with modern kitchens and bathrooms, spacious living areas, multiple bedrooms and private terraces. An old barn has been converted into a heated indoor swimming pool. Set within 3.6 hectares of peaceful countryside, the property includes horse boxes, a spring-fed well and a two-car carport. Just 25 minutes from Agen, it is ideal as a family home, guest house, investment or flexible holiday accommodation project.





Features
Spectacular view
Indoor swimming pool
House and guesthouse



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

General

Rooms: 9
Terrace: 40m²
Garage: 2m²
Pool: 1
Living area: 397m²
Land area: 36,000m²
DPEScore: D (191kWhEP/m²/an)
GESScore: D (30kgCO2/m²/an)
Property tax: €3,700

Main house 214 m²

1st floor	
Entrance : 25 m²	
Dinning kitchen : Fully equipped with magnificent adjoining terrace	36,5 m²
Bedroom : With shower room 9,8 m²	
Shower room : 6 m²	
Living room : 50 m²	
Mezzanine-salon: Small wood stove 16 m²	
Shower room : 5,3 m²	
Bedroom 1: 12 m²	
Bedroom 2: 20 m²	
Bedroom 3: 13 m²	
Bathroom : Italian shower 9,2 m²	

Second house 183 m²

Living room : billiard room, open to ceiling 100 m²
Bedroom : Haley view 14,2 m²
Shower room : Italian shower 5,9 m²
Kitchen : acces to private terrace 17 m²
Bedroom 1 : 11,2 m²
Bedroom 3: 10,7 m²
Bathroom : Bath, double basin 7 m²
Shower room : Shower, WC, Bassin 3,9 m²
Bedroom 4: 10,3 m²
Swimming pool : Indoor Swimming Pool 84 m² heated by heating pump

Stables for horses

Carport for two cars