# MAISONS & CHATEAUX
## IMMOBILIER DE PRESTIGE & DE CARACTERE



Ref : **9019HNL**

## Bright spacious village house with garden, swimming pool and studio

📍 Area

| 🏠 Habitable : 190 m² | 🏡 Usable : 15 m² | 🌳 Land : 1 000 m² | **377 300 €** |
|---|---|---|---|

**House of character for sale Lot.** Bright and modern completely renovated 190 m² village house with swimming pool, pool house, independent studio, car port and atelier set on 1000 m² parkland. At about 3mn from Prayssac a very nice village with all amenities.

### — IN SUMMARY

Rooms : 11
Bedrooms : 4
Bathrooms : 3

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes

🔥 Wood and Electric

📶 Adsl

**Advantages :** Very good condition | Close to all amenities

### — SERVICES

🏪 1st Shops : 3 mn       🛒 All shops : 3 mn       H Health : 40 mn

🧎 Elementary : 3 mn       Middle School : 3 mn       High school : 40 mn

🚆 40 mn       🌉 50 mn       ✈ 90 mn

### — ENERGY INFORMATION

Consommation conventionnelle 326,00 kWhep/m².an

A B C D **E** F G

Estimation des émissions 12,00 kg éqCO2/m².an

A B **C** D E F G

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**Maisons & Chateaux**
12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

## DESCRIPTION

Entrance : 10,9 m² tiled floor

Bright large living room of 50,8 m² with large bay window leading to swimming pool and garden, wood stove
Kitchen : 16 m² fully equipped, opening on to living room
Laundry / cellar 6,6 m², tiles
Bedroom 1 : 13 m² with bathroom en suite 8 m², wash basin, bathtub, shower, towel dryer
Dressing : 3,9 m²
Toilet and hand wash

Independent studio: 30 m², fully equipped kitchen, window doors leading to covered terrace, shower room with shower, wash basin, independent toilet

First floor level :

Independent entrance, door with security glazes
Living room with open kitchen: 25,8 m², oakwood floor, open fireplace with wood stove, window doors leading to balcony, fully equipped kitchen with black granite stone
Bedroom 2 : 9,87 m², oakwood floors
Toilet with hand wash
Shower room with shower and hand wash
Bedroom 3 : 9,3 m² oakwood floors
Wardrobe

Double glazing
Insulation at the wall
Insulation and roof from 2008
Drainage system connected to main drainage system

Summer kitchen with covered terrace
Swimming pool 7 x 3,5m, chloral, build in 2014
Atelier 15,11 m²
Carport for 2 cars
Well
Vegetable garden