MAISONS & CHATEAUX



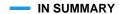
20 minutes from Prayssac, in a hamlet with pool and breathtaking of 5500m²

Area FUMEL

Habitable: 155 m²

公 Usable: 175 m² O Land: 5 350 m² 312 000 €

House of character for sale Lot. Situated in a picturesque hamlet, in a quiet area, this 155 m² house with character is composed of 3 bedrooms, one of which is en suite, a kitchen opening onto the living room and an attached garage. A pleasant landscaped plot of 5350 m² with swimming pool. This property is located 10 minutes from shops and services.



Rooms: 5 Bedrooms: 3 Bathrooms: 2 Swimming pool: yes Garage place : nc Parking space : nc

Outbuildings: no

₩ Fuel

Advantages: In a hamlet | In the quiet

SERVICES

1st Shops: 10 mn

All shops : 10 mn

Health: 10 mn

Kindergarten: 10 mn

Elementary: 10 mn Middle School: 10 mn

√m 60 mn 15 mn

60 mn 90 mn

High school: 10 mn

ENERGY INFORMATION

Consommation conventionnelle 241,00 kWhep/m².an

Estimation des émissions 67,00 kg éqCO2/m².an

































DESCRIPTION

House:

Garden level:

Kitchen open to the living room: 20 m² Living room with fireplace: 40 m²

WC with washbasin: 2m2.

Access to the garage of 23 m² with boiler room through the kitchen

Superb stone staircase leading to the first floor

1st floor:

Landing: 22 m²

Fitted out as an office, chestnut parquet floor

Bedroom 1: 21,50m2

With shower room, Italian shower: 10,50 m²

And separate toilet: 2 m²

2nd floor:

Landing: 4 m².

Shower room with wc: 2,50 m

Bedroom 2: 13 m² Bedroom 3: 25 m²

Technique:

Heating system : Oil-fired boiler, underfloor heating on the ground floor, radiator on the

upper floors

Individual sanitation

Woodwork: ALU double glazing on the ground floor, wood single glazing on the first

floor.

Swimming pool: 10 x 5 m, chlorine treatment.

Several wooden sheds on the land.

Minor finishing work to be done on the top floor.

This charming stone property situated in a pretty hamlet, close to all amenities, offers a peaceful and pleasant living environment











