



Ref : 9717LRC

In a hamlet, stone property, bread oven, swimming pool, outbuildings, well

Area Prayssac

Habitable : 186 m<sup>2</sup>

Usable : 400 m<sup>2</sup>

Land : 8 606 m<sup>2</sup>

475 000 €

**Luxurious residence for sale Lot.** In a hamlet, beautiful quality renovation for this 1860 stone property, consisting of a two-storey house on cellars, a barn and a stone outbuilding with bread oven converted into a studio. A swimming pool, a pleasant summer kitchen, a well and two cisterns under the terraces complete this property. On the garden level, a circulation leading to two bedrooms and a modern shower room, a large living room of 55 m<sup>2</sup> with old fireplace and open kitchen opening onto a terrace of 40 m<sup>2</sup>. Property 8 558 m<sup>2</sup> of land located 10 minutes from the first shops.

### IN SUMMARY

Rooms : 5  
Bedrooms : 4  
Bathrooms : 2

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

 Fuel and Electricity

 Well  
Tank

 Adsl

Advantages : Hamlet | Countryside

### SERVICES

 1st Shops : 10 mn  All shops : 30 mn  Health : 30 mn

 Kindergarten : 2 mn  Elementary : 4 mn  Middle School : 10 mn  High school : 30 mn

 30 mn  30 mn  75 mn  90 mn

### ENERGY INFORMATION

Consommation conventionnelle 200,00 kWhep/m<sup>2</sup>.an

Estimation des émissions 62,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

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## — DESCRIPTION

Garden level :

Living room: 55,56 m<sup>2</sup>

Living room with old fireplace, living room and open plan kitchen.

Stone floor.

Open onto the terrace stone paving of 40 m<sup>2</sup>.

Circulation: 6.21 m<sup>2</sup>.

Parquet floor.

Bedroom 1: 11.05 m<sup>2</sup>.

Parquet floor.

Bedroom 2: 20.86 m<sup>2</sup>

With opening to terrace.

Shower room: 5,04 m<sup>2</sup>

With suspended toilet, Italian shower and towel dryer.

First floor :

Bedroom 3: 49.02 m<sup>2</sup>

Parquet floor and exposed framework.

Shower room: 6.55 m<sup>2</sup>

With toilet.

Dressing room: 10,46 m<sup>2</sup>.

Outbuildings :

Convertible barn: 122 m<sup>2</sup>.

In stone. Roof from 2008

Studio: 21 m<sup>2</sup>.

In stone. With Italian shower and bedroom on the mezzanine.

The bread oven has been preserved in the living area.

Outside :

Swimming pool of 2006 with liner: 13 X 6 m with salt. With stone paving.

Beautiful covered summer kitchen : 15 m<sup>2</sup>

Well.

Two rainwater tanks under terraces.

Stone pool room.

3 cellar spaces :

Cellar 1: 20 m<sup>2</sup>.

Laundry room, tiled floor, stone wall.

Cellar 2: 33 m

Used as a workshop, concrete floor.

Cellar 3: 38 m

With boiler and oil tank.

Technical :

Roof of the main house from 2014

Roof of barn and outbuilding from 2008

Joinery: Wood double glazing and wooden shutters.

Heating system :

Low-temperature oil-fired boiler on underfloor heating on the garden level and on a radiator on the first floor for the main house.

Wood stove for the studio in the outbuilding.

Property with a pleasant living environment in the countryside without being isolated at 10 minutes from the first shops and 20 minutes from Cahors.

Are you interested ?



Marie

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