



Ref : 9717LRC

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

Area Prayssac



Habitable : 186 m²



Usable : 400 m²



Land : 8 606 m²

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 m² with old fireplace and open kitchen opening onto a terrace of 40 m². Property 8 558 m² 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 m



30 mn



30 mn



75 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 200,00 kWhep/m².an

Estimation des émissions 62,00 kg éqCO₂/m².an



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— DESCRIPTION

Garden level :

Living room: 55,56 m²

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

Stone floor.

Open onto the terrace stone paving of 40 m².

Circulation: 6.21 m².

Parquet floor.

Bedroom 1: 11.05 m².

Parquet floor.

Bedroom 2: 20.86 m²

With opening to terrace.

Shower room: 5,04 m²

With suspended toilet, Italian shower and towel dryer.

First floor :

Bedroom 3: 49.02 m²

Parquet floor and exposed framework.

Shower room: 6.55 m²

With toilet.

Dressing room: 10,46 m².

Outbuildings :

Convertible barn: 122 m².

In stone. Roof from 2008

Studio: 21 m².

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 m²

Well.

Two rainwater tanks under terraces.

Stone pool room.

3 cellar spaces :

Cellar 1: 20 m².

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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