



Ref : 9763LRC

2 houses in the Lot valley with swimming pool, well and outbuilding

Area Prayssac



Habitable : 348 m²



Usable : 432 m²



Land : 2 680 m²

590 000 €

Luxurious residence for sale Lot. In a village, quality renovation for this stone property consisting of 2 houses, a barn, a well and a swimming pool. The first house offers 2 en suite bedrooms of 27 m² and 39 m² and a spacious lounge/dining room of 46 m². The second house, in a more modern style, is composed of a double living room, an open kitchen and 4 spacious bedrooms including a master bedroom of 34 m². Outside, there is a barn with a recent insulated roof, a swimming pool and a well. Each house has its own terrace with access to its kitchen. This property is set on 2680 m² of land, 10 minutes from the shops.

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 6

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



Gas and Electric



Well
Tank

Advantages : 2 residential houses | 10 minutes from the shops

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 25 mn



25 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 115,00 kWh/m².an

Estimation des émissions 27,00 kg éqCO₂/m².an



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— DESCRIPTION

House 1 : 140 m²

Garden level :

Living room: 45.70 m²,
Oak parquet floor, open fireplace

Kitchen: 21.94 m²
Oak parquet floor

Wc : 2,50 m²

First floor :

Landing: 2,81 m²

Bedroom 1 : 39,56 m²
Parquet floor
Of which bathroom / shower : 7,83 m²
With toilet
Of which dressing room : 7,83 m²

Floor 2 :

Landing : 1,27 m²

Room 2 : 27,20 m²
Parquet floor
Of which shower and toilet area: 9.15 m²

Wardrobe : 2,81 m²

House 2: 210 m²
Garden level :

Dining room: 26 m²

Kitchen : 9,94 m²
Open on dining room

Back kitchen: 4,01 m²

Living room 1: 30.26 m²

With open fireplace

Living room 2 : 22,42 m²

Shower room 1: 6,10 m²

With towel dryer, wc

Toilet: 2.86 m²

With hand washbasin

First floor :

Landing: 25,10 m²

Office : 6 m²

Room 1 : 14 m²

Bedroom 2: 13,26 m²

Bedroom 3 parentale : 33,69 m²

Including bathroom/shower : 7,79 m²

With toilet

Including dressing room : 4,40 m²

Bedroom 4 : 13,50 m²

Shower room 2: 4.60 m²

With towel dryer and wc

Shower room 3: 4.95 m²

With wc

Outside :

Barn: 73 m²

Roof recent and insulated

Wine cellar : 10,83 m²

A swimming pool of 10m X 5m with salt treatment
A well.

Technique :

Heating system:

House 1: gas with buried tank

House 2: electric

Carpentry: wood double glazing

Shutters: wood

This property, situated in the heart of a pretty village in the Lot valley, has been renovated with taste and quality materials. Composed of two houses, it can be used for a prestigious tourist activity.

Are you interested ?



Marie

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