MAISONNS CHATERAUX



Ref : 9796LRC

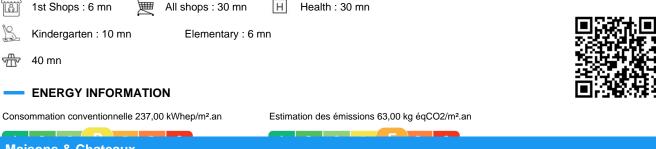
Stone property, isolated, 3 bedrooms, 2,5 ha forest and meadow, well

• Area PRAYSSAC

Habitable : 215 m ²	Contraction Usable :	390 m²	Land : 2,5 Ha	330 000 €

Property & Domain for sale Lot. Situated in the countryside, with an unobstructed view, this stone property consists of a house and a barn on 2.5 hectares of forest and meadow. The 215 m² house is built on two levels over cellars and offers on the ground floor a large 50 m² living room, on the first floor a 48 m² living room with a beautiful open fireplace, a fitted kitchen and a shower room with toilet. On the second floor, the night space, a circulation serves 3 bedrooms, a dressing room, an office, a bathroom and a toilet. The first neighbour is more than 150 metres from the house. This property, in the heart of the Lotoise countryside, offers a peaceful setting 10 minutes from the nearest shops and services.

- IN SUMMARY			
Rooms : 8 Bedrooms : 3 Bathrooms : 2	Swimming pool : no Garage place : nc Parking space : nc Outbuildings : yes	Fuel Well Tank	
Advantages : Isolated Without a n	eighbor		
- SERVICES			



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

MAISONSELLER DE PRESTIGE & DE CARACTERE

DESCRIPTION

Garden level :

Living room: 51 m² With open stone fireplace

1st floor, accessible via the garden level lounge or via the boletus offers:

Entrance hall: 12 m².

A living room : 48 m² With a stone fireplace with open hearth

Kitchen: 17 m²

Shower room: 5 m² With toilet

2nd floor:

A circulation serves the night space;

Bedroom 1: 19, 50 m²

Bedroom 2: 9.50 m²

Bedroom 3: 12 m²

Dressing room: 9 m²

Office : 8,50 m²

Bathroom : 5 m²

Wc : 2 m²

Outside, Access to the cellars of 80 m² with the technical part, boiler and oil tank.

Barn: 95 m² on the ground

MAISONSELLER DE PRESTIGE & DE CARACTERE

Technical: Oil-fired central heating The joineries are in simple glazing The sanitation is individual, by septic tank, to update Presence of a tank of recovery of rainwater and a well.

Stone, peace and quiet, no neighbors, the forest for mushrooms, the meadow for horses, the birdsong and the passing deer make this property a haven of peace. Once there, it doesn't take long to realise that this property offers the ideal environment that is so sought after today.



