



Ref : 9757LRC

Former 19th century farmhouse with its outbuildings and well

Area Prayssac



Habitable : 208 m²



Usable : 444 m²



Land : 1,8 Ha

334 000 €

Farmhouse & Mas for sale Lot. In a small village near Prayssac, a lovely stone farmhouse with its outbuildings; barn, workshops, summer kitchen and small house to renovate, a well and a 9 x 5 swimming pool. The main house is on 3 levels. The ground floor is converted into independent accommodation, bedroom with shower, kitchen and bathroom. The ground floor, with an entrance through a heated veranda, access to a fitted kitchen with its inglenook fireplace and Godin wood burner, 2 bedrooms with shower room, lounge. The attic, fitted out with an exposed framework, consists of a lounge with reversible air conditioning and an office. This property is set on 7,000 m² of land and 1 ha of non-adjacent forest. Oil-fired heating with Viessmann boiler and Godin wood stove.

IN SUMMARY

Rooms : 6
Bedrooms : 3
Bathrooms : 4

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



Wood and Fuel



Well



Fiber

Advantages : In the countryside | Self-contained accommodation

SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 40 mn



Kindergarten : 8 mn

Elementary : 8 mn

Middle School : 8 mn

High school : 25 mn



40 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 99,00 kWh/m².an

Estimation des émissions 29,00 kg éqCO₂/m².an



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— DESCRIPTION

Garden level:

Accessed from the inner courtyard, with two entrances on the laundry and kitchen side.

Kitchen: 18.07 m²

Bedroom 1: 11.69 m²

With shower and suspended toilet

Circulation: 10,70 m²

With built-in cupboards

Storeroom : 3,05 m²

Dressing room : 4,48 m²

Laundry room: 14,96 m²

Viessmann boiler

Bathroom : 3,50 m²

With toilet

Floor 1 : ground floor :

Veranda: 16,96 m²

Kitchen : 26,15 m²

With its inglenook fireplace and wood stove GODIN and access to the veranda

Storeroom: 2,38 m²

Circulation : 6,85 m²

Living room 1: 18.75 m²

Fireplace with insert, built-in cupboards and access to the veranda

Bedroom 2: 14 m²

With shower room : 2,83 m²

wc, towel dryer

Wc : 1,92 m²

Bedroom 3 : 14,50 m²
With shower room : 2,38 m
Towel dryer

Converted attic :

Living room : 28,50 m²
With exposed framework, reversible air conditioning

Office / bedroom 4: 19,90 m²
With exposed framework

Outside :

Barn: 105 m²
Including 31 m² of workshop

Workshop 2: 30,39 m²

Small house to renovate, 2 levels on cellar: 33 m² on the ground

This former 19th century farmhouse of character offers a certain potential for a reception activity with its converted ground floor and the small house to renovate.

Are you interested ?



Marie

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