MAISONS & CHATEAUX



Ref: 9763LRC

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

Area Prayssac

Habitable: 348 m²

نثث Usable :

C 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.



Rooms: 11 Bedrooms: 6 Bathrooms: 6 Swimming pool: yes Garage place : nc Parking space : nc Outbuildings: yes

M Gas and Electric



≈ Well Tank

Advantages: 2 residential houses | 10 minutes from the shops

SERVICES

1st Shops: 10 mn

All shops: 10 mn

H Health: 25 mn

Kindergarten: 10 mn

Elementary: 10 mn

Middle School: 10 mn

High school: 25 mn

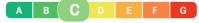
25 mn

√m 35 mn

ENERGY INFORMATION

Consommation conventionnelle 115,00 kWhep/m².an

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















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 m ²
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.

