



Ref : 9796LRC

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

Area PRAYSSAC



Habitable : 215 m²



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



Adsl

Advantages : Isolated | Without a neighbor

SERVICES



1st Shops : 6 mn



All shops : 30 mn



Health : 30 mn



Kindergarten : 10 mn

Elementary : 6 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 237,00 kWh/m².an

Estimation des émissions 63,00 kg éqCO₂/m².an



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— 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

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.

Are you interested ?



Marie

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