



Ref : 9808LRC

**20 minutes from Prayssac, in a hamlet with pool and breathtaking of 5500m²**

Area **FUMEL**



Habitable : 155 m²



Usable : 175 m²



Land : 5 350 m²

312 000 €

**House of character for sale Lot.** Situated in a picturesque hamlet, in a quiet area, this 155 m² house with character is composed of 3 bedrooms, one of which is en suite, a kitchen opening onto the living room and an attached garage. A pleasant landscaped plot of 5350 m² with swimming pool. This property is located 10 minutes from shops and services.

#### IN SUMMARY

Rooms : 5  
Bedrooms : 3  
Bathrooms : 2

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : no



Fuel

**Advantages :** In a hamlet | In the quiet

#### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



15 mn



60 mn



60 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 241,00 kWhép/m².an

Estimation des émissions 67,00 kg éqCO2/m².an



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## DESCRIPTION

House :

Garden level :

Kitchen open to the living room: 20 m<sup>2</sup>

Living room with fireplace: 40 m<sup>2</sup>

WC with washbasin: 2m<sup>2</sup>.

Access to the garage of 23 m<sup>2</sup> with boiler room through the kitchen

Superb stone staircase leading to the first floor

1st floor :

Landing: 22 m<sup>2</sup>

Fitted out as an office, chestnut parquet floor

Bedroom 1: 21,50m<sup>2</sup>

With shower room, Italian shower: 10,50 m<sup>2</sup>

And separate toilet: 2 m<sup>2</sup>

2nd floor :

Landing: 4 m<sup>2</sup>.

Shower room with wc: 2,50 m

Bedroom 2: 13 m<sup>2</sup>

Bedroom 3: 25 m<sup>2</sup>

Technique:

Heating system : Oil-fired boiler, underfloor heating on the ground floor, radiator on the upper floors

Individual sanitation

Woodwork : ALU double glazing on the ground floor, wood single glazing on the first floor.

Swimming pool: 10 x 5 m, chlorine treatment.

Several wooden sheds on the land.

Minor finishing work to be done on the top floor.

This charming stone property situated in a pretty hamlet, close to all amenities, offers a peaceful and pleasant living environment

Are you interested ?



Marie

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