



Ref : 9904LRC

## In the countryside, stone property with main house, 6 gîtes and pool

Area PRAYSSAC

Habitable : 430 m<sup>2</sup>

Usable : 715 m<sup>2</sup>

Land : 1,9 Ha



737 000 €

**Property & Domain for sale Lot.** Situated in the countryside 20 minutes from Prayssac, stone property comprising a main house, 6 gîtes, several outbuildings totalling 276 m<sup>2</sup>, reception room and swimming pool in grounds planted with fruit trees. Total plot of 1.9 hectares. The main house has 3 bedrooms, 3 gîtes have 2 bedrooms and the other 3 gîtes have 1 bedroom. You will be charmed by this large country property.

### IN SUMMARY




Rooms : 13  
Bedrooms : 12  
Bathrooms : 8


Swimming pool : yes  
Garage place : 10  
Parking space : nc  
Outbuildings : yes

 Gas and wood  
 Fiber

**Advantages :** In the countryside | [View](#)

### SERVICES

 1st Shops : 10 mn     All shops : 20 mn     Health : 30 mn

 Kindergarten : 5 mn    Elementary : 5 mn    Middle School : 20 mn    High school : 30 mn

### ENERGY INFORMATION

Consommation conventionnelle 206,00 kWh/m<sup>2</sup>.an

Estimation des émissions 25,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## — DESCRIPTION

The main house is 155 m<sup>2</sup> :  
With 2 covered terraces

Open-plan kitchen: 28.95 m<sup>2</sup>  
Fitted with central island

Study: 5.89 m<sup>2</sup>, with fireplace

Utility room: 6.13 m<sup>2</sup>  
With wc : 1.15 m<sup>2</sup>

Living room : 26.50 m<sup>2</sup>  
With wood-burning stove

Utility room: 8.35 m<sup>2</sup>

Above this room,  
Bedroom 2: 11.15 m<sup>2</sup>

First floor, accessed via a staircase in the lounge :

Landing of 3.80 m<sup>2</sup> leading to :

Bedroom 1: 18.69 m<sup>2</sup>  
With bathroom, shower and wc: 10 m<sup>2</sup>

Behind the living room,  
Bedroom en suite on 2 levels with :

On the living room level,  
Dressing room 13.50 m<sup>2</sup>  
Shower room with wc: 3.65 m<sup>2</sup>  
Bedroom 3: 17.85 m<sup>2</sup>

Concerning the gîtes :

Gîte 1: 51 m<sup>2</sup>

Kitchen / living room: 18.20 m<sup>2</sup>  
Circulation of 6.50 m<sup>2</sup> leading to :

Bedroom 1: 9.75 m<sup>2</sup>  
Bedroom 2: 12 m<sup>2</sup>  
Shower room: 3.50 m<sup>2</sup>  
Toilet: 1.40 m<sup>2</sup>  
Large covered terrace with views

Gîte 2 : 44 m<sup>2</sup>

Kitchen / living room: 20 m<sup>2</sup>  
Circulation of 5 m<sup>2</sup> leading to :  
Shower room: 3 m<sup>2</sup>  
Bedroom 1 : 7 m<sup>2</sup>  
Bedroom 2: 9.70 m<sup>2</sup>

Cellar under gîtes 1 and 2 : 75 m<sup>2</sup>

Gîte 3: 24 m<sup>2</sup>

Bedroom 1: 20 m<sup>2</sup>  
With kitchenette area  
Shower room with toilet: 4 m<sup>2</sup>  
This gîte can also be used as a bed and breakfast

Gîte 4: 27 m<sup>2</sup>

Bedroom 1: 22.50 m<sup>2</sup> with kitchenette  
With kitchenette area  
Shower room with toilet: 4.60 m<sup>2</sup>  
This gîte can also be used as a bed and breakfast  
With terrace

Gîte 5 : 39 m<sup>2</sup>

Kitchen / living room: 32 m<sup>2</sup>  
Shower room with wc : 4 m<sup>2</sup>  
Mezzanine bedroom with sloping ceilings: 9 m<sup>2</sup> floor area  
With covered terrace and view

Gîte 6 : 43 m<sup>2</sup>

Kitchen / living room: 18 m<sup>2</sup>  
Circulation of 2 m<sup>2</sup> leading to :  
Bedroom 1: 8.10 m<sup>2</sup>  
Bedroom 2 : 10.30 m<sup>2</sup>  
Shower room: 2.80 m<sup>2</sup>  
Toilet: 1.50 m<sup>2</sup>  
With terrace

Outbuildings :

Stone outbuilding 1: 45 m<sup>2</sup>  
Pigsty : 14 m<sup>2</sup>  
Outbuilding 2 in stone : 12.50 m<sup>2</sup>  
With lean-to: 40 m<sup>2</sup>  
Breeze-block building, comprising:  
Hangar space for vehicles: 67 m<sup>2</sup>  
Workshop 1: 15 m<sup>2</sup>  
Workshop 2: 67 m<sup>2</sup>  
With storage room: 13 m<sup>2</sup>  
Vaulted stone room: 35.50 m<sup>2</sup>

A 45 m<sup>2</sup> reception room is also available, comprising :

Entrance hall: 4.30 m<sup>2</sup>  
Toilet: 1.90 m<sup>2</sup>  
Reception room: 33 m<sup>2</sup>  
With kitchenette area  
Room: 11.50 m<sup>2</sup>  
Swimming pool technical room : 4 m<sup>2</sup>

Technical :

Fibre available

Swimming pool : 10 x 5m with chlorine treatment

Heating system :

Main house: Gas central heating with underfloor heating in kitchen and living room.

Wood-burning stove.

Central gas heating for 4 gîtes.

Reversible air conditioning and electric radiators for the last 2 gîtes.

Roof: in good condition

Woodwork: wood and PVC double glazing

Are you interested ?



Marie

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