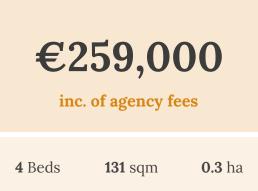


# Character 4 bed House for sale in Lot

### Prayssac, Lot, Occitanie

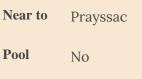




Pretty contemporary house partly built on one level with pigeonier and outbuilding set in 3000 m2 of land. very close from...

### At a Glance

Reference	MFH-LOT02141	
Bed	4	
Land	0.3 ha	



Price €259,000 Hab.Space 131 sqm Land Tax N/A

#### **Property Description**

Pretty contemporary house partly built on one level with pigeonier and outbuilding set in 3000 m2 of land. very close from prayssac village with all amenities in the valley of the lot (46220).

131 m2 house built on 2 levels : lounge, kitchen, 4 bedrooms, study/utility room, shower room, wc, verranda.

garden level:

- a 16. 33 m2 entrance hall, travertine floor.
- a verranda with jacuzzi.
- a 7. 84 m2 study/utility room, built-in cupboard.

a 16 m2 kitchen, floor and wall cupboards, double sink, domestics appliances, travertine floor.

- a 24. 94 m2 lounge, pellet stove, travertine floor.
- a 3. 24 m2 hallway, travertine floor.
- 2 bedrooms of 11. 6 m2 and 10 m2, one with built-in cupboard, wooden floor.
- a 1. 26 m2 wc.
- a 7. 82 m2 shower room, shower cabin, washbasin on cupboard, tiled floor.

1st floor: access by an inside wooden staircase:

a 2 m2 landing.

2 bedrooms of 9. 25 m2 and 9 m2 with built-in cupboard, one with tiled floor and the other with wooden floor.

pellet stove + reversible air conditioning + electric heating - double glazing - solar panels - insulation redone in 2019 electric hot water boiler - septic tank.

outbuildings: a 20. 53 m2 garage and a 20. 53 m2 workshop.

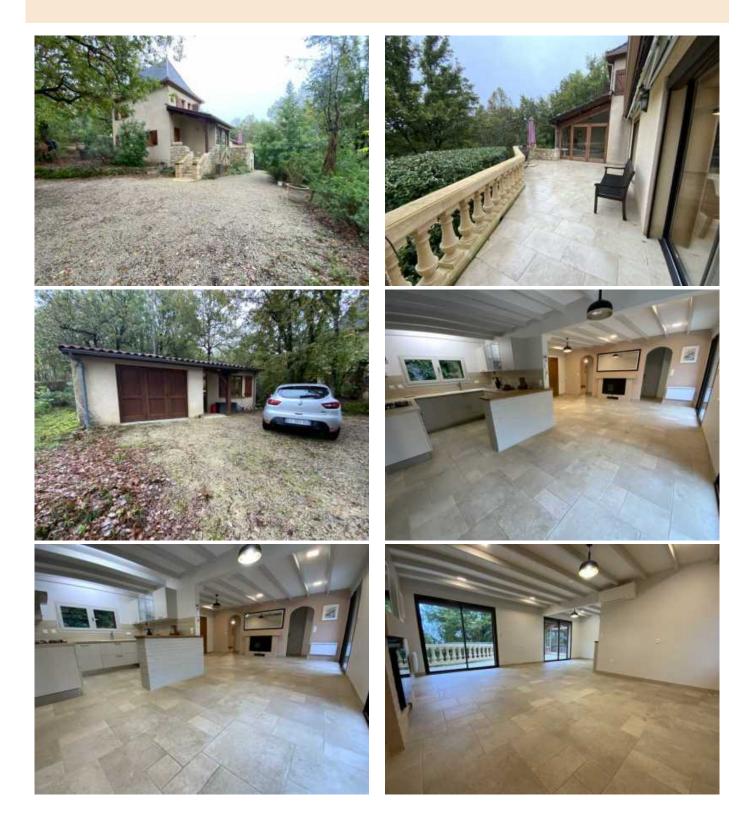
an outdoor sauna.

Summary		Key Information	
Property type:	House	Year Built:	2000
Bedrooms:	4	Internal Area:	131 sqm
Price	€259,000	Land Area:	0.3 ha

## **Location: Occitanie**



# Gallery

















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C. BAUER - Sunday Times

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#### S. and L. BROWN



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