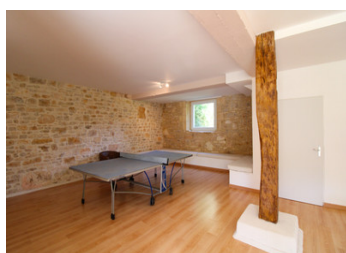


Character stone house with heated pool, barn and 3 gites set in 7ha of meadows and woodland.



INFORMATION

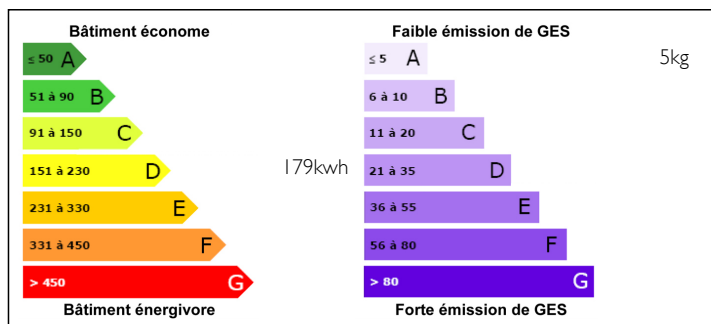
Town:	Prayssac
Department:	Lot
Bed:	12
Bath:	7
Floor:	501 m2
Plot Size:	70670 m2



IN BRIEF

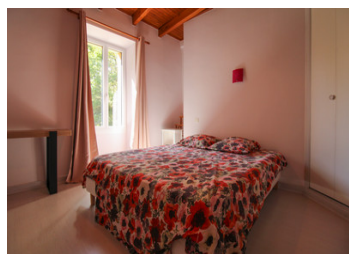
Situated off a country lane only 5 minutes from the charming village of Prayssac, this spacious 3-bedroom stone house offers endless possibilities. It has 3 gites with a total of 8 bedrooms, a large stone barn and a heated pool 9x5m. The property is highly energy efficient thanks to its solar panel and battery installation plus the option to heat via a wood-fired boiler or a pellet boiler. Double glazing throughout. Well water and a large ornamental pond.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4500 EUR

NOTES

DESCRIPTION

Main house. Ground floor: living room with woodburner 65m²; kitchen 17m²; utility room 19m²; shower room with WC, office 1 18m²; office 2 13m²; 2 further WCs; games room 66m². All with underfloor heating. First floor: bedroom 1 17m²; bedroom 2 16m²; bedroom 3 27m²; WC; shower room with WC; loft space above.

Gite 1. Ground floor: living room with woodburner 18m²; dining room 23m² leading on to kitchen; shower room with WC. First floor: bedroom 1 11m²; bedroom 2 11m²; bedroom 3 12m²; bedroom 4 9m²; bathroom with WC.

Gite 2. Living room 30m²; shower room with WC; kitchen; bedroom 1 8m²; bedroom 2 7m².

Gite 3. Ground floor: living room 11m²; bedroom 1 12m²; kitchen; shower room; WC. Mezzanine: bedroom 2 9m²; shower room.

Stone barn 85m² with 2 independent heating systems, one burning 50cm logs, the other using wood pellets. Also contains the batteries for the solar-powered electric system.

Outside. Over 7ha of woodland and meadows with heated swimming pool, solar panel array, back-up diesel generator, well, 5000 litre rainwater tank, ornamental pond, wooden cabin.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>