

Contemporary renovation for this stone farmhouse, surrounded by the vineyards, close to the river Lot

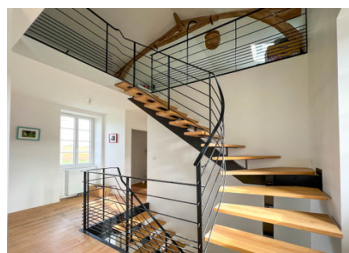


INFORMATION

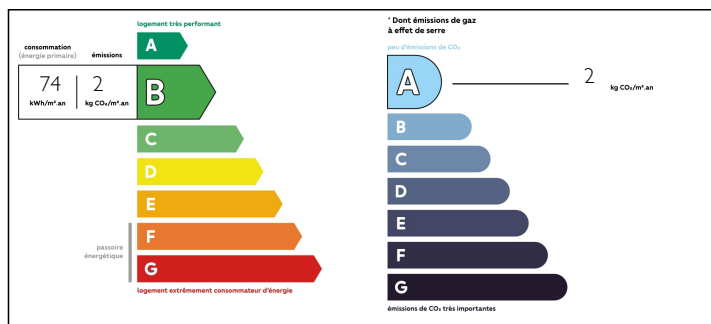
Town:	Prayssac
Department:	Lot
Bed:	3
Bath:	2
Floor:	196.4 m2
Plot Size:	11937 m2

IN BRIEF

In a great countryside location, but only 4 km to the centre of Prayssac with all its commodities, you find this recently renovated (2020 - 2021) farmhouse. The property is also close to the river Lot, great for swimming, fishing, canoeing etc. The renovation has been done to a high standard and only quality materials have been used. This bright and open family home offers you a perfect combination between a contemporary design and the original character of the old stone farmhouse.

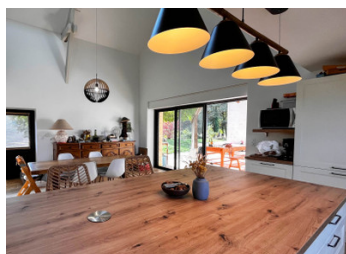
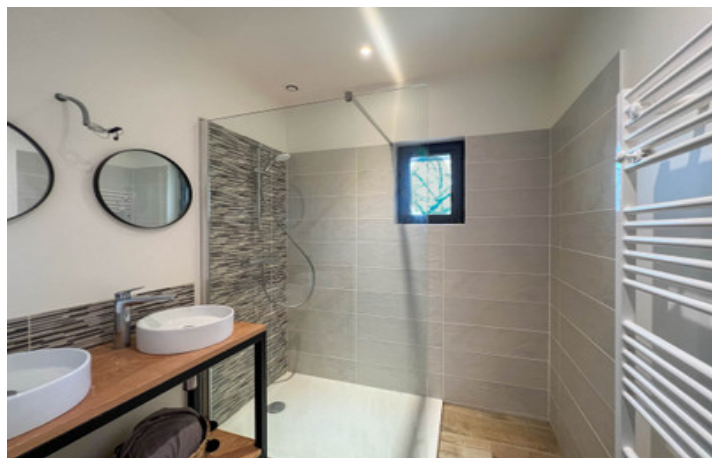


ENERGY - DPE



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.



DESCRIPTION

GROUND FLOOR: travertine tiles with underfloor heating (heath pump)

Covered terrace (26,5 m2) with entrance door to kitchen/dining area

Kitchen/dining room (38,15 m2) fully fitted (new) kitchen with kitchen island, pellet burner

Utility room (10,25 m2)

Back kitchen (5 m2)

Wine cellar/pantry (3,25 m2)

Living room (31,75 m2) with sliding doors to back garden, stunning staircase to first and second floor

Bedroom 1 (11,65 m2) with en-suite shower room (5,25 m2) with twin wash basin and shower

WC (1,75 m2)

FIRST FLOOR: radiators with heath pump

Landing and stairwell (12 m2)

WC (1,6 m2)

Bedroom 2 (12,25 m2)

Bathroom (3,6 m2) with wash basin and shower

Hallway (2,75 m2) with original entrance door for the old stone farmhouse

Bedroom 3 (15 m2)

Open mezzanine (14 m2)

SECOND FLOOR:

Fully renovated top floor, open mezzanine (36,5 m2) slightly limited head height, with Velux windows

Attic (6 m2) on either side of the mezzanine, used for storage

EXTRA:

Recent renovation from 2020 – 2021 – property still covered by legal 10 year insurance

Aluminium double glazing throughout

Central heating throughout with heath pump (underfloor heating on the ground floor, radiators on the floors above) & pellet burner in the open plan kitchen/dining /living room

Air conditioning in kitchen/dining room

Very well insulated

New septic tank (2021) fully conforming

Large carport for several cars

Connected to Fibre

Flat gardens 1.2 ha (half is back garden, the other

NOTES