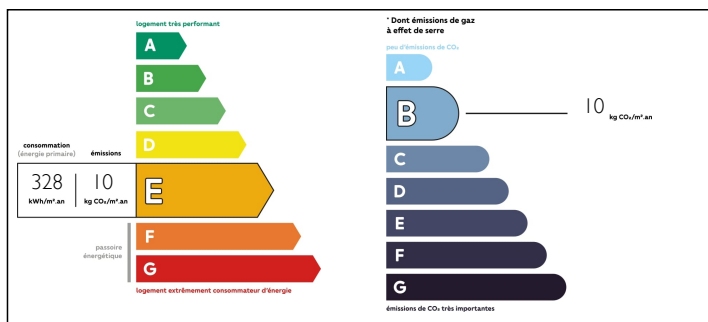


Character, Space and Timeless Beauty



ENERGY - DPE



INFORMATION

| | |
|-------------|----------------|
| Town: | Prayssas |
| Department: | Lot-et-Garonne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 200 m2 |
| Plot Size: | 2350 m2 |

IN BRIEF

Situated in a peaceful hamlet in the countryside, you will find this beautiful stone house that was tastefully restored with lots of charm and beauty as with the gardens. This property is not far from towns such as Prayssas, Montpezat, Lafitte sur Lot and roughly 30 minutes from the main town of Agen.

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

This stone house of more than 200sqm of living space, was built in the 18th century, offers spacious rooms, light and airy, the charm of the old whilst offering all modern comforts.

The ground floor offers :

The entrance : 55sqm

The fully equipped kitchen (including an American styled fridge) and dining room with a wood burner : 38sqm

The living room that is divided by storage shelves : 55sqm

Bathroom with toilet : 7sqm

The bedroom is divided on one side you can turn into a full closet or office and the other with a door leading out side, the total : 18sqm

Upstairs :

The master bedroom with tub, shower and toilet : 45sqm (tub overlooks beautiful views of the country side)

Bedroom : 25sqm

Outside :

The outside is just beautiful as the house done with lots of taste, two terraces one to the side of the kitchen, one leading from the living room with the gardens and a courtyard to the side of the living room.

This property oozes the feel of the medieval times, charm of old stone whilst the comfort of modern living, the best of both worlds!

Lots of space for everyone to have his own space.

Come for a visit and be inspired of the beauty of this property, the feeling of being at peace in the middle of the countryside but not far from major towns, trains, airports and amenities.

LOCAL TAXES

Taxe foncière: 1409 EUR

NOTES