



Stunning Farmhouse Property with Extensive Accommodation,

€437,000

46250, Prayssac, Lot, Occitanie

Ref: L7019

* For Sale * 4 Beds * 1 Bath

Stone-built farmhouse with extensive accommodation occupying a private and isolated rural location surrounded by its own land of nearly 11 hectares.

Property Description

Situated in the Lot north of the popular market town of Prayssac, the house provides about 266m² of extensive accommodation in good order arranged mainly at ground floor level; adjoining outbuildings and barn.

Full Description

Ground floor with fitted kitchen - 26m² oak flooring; living room - 65m² with a 3,65m ceiling height, woodburning stove and 3 sets of doors to the garden; sitting room/library - 42m² with fireplace and woodburning stove, door to garden; bedroom - 19m²; door to lobby with cupboards and hot water cylinder, separate WC - 1,40m² and shower room - 7,50m².

Staircase in the living room leads up to first floor level and mezzanine/office - 14,50m²; master bedroom - 40m² with open plan bathroom/WC.

Staircase from the kitchen leads up to first floor level bedroom - 27m², bathroom - 17m², separate WC, and dressing/storage - 6,75m².

Gas-fired central heating

Adjoining garage/cave housing the Veissmann gas-fired boiler, laundry room/workshop - 25m². (This room could be incorporated into the main house as a potential 4th bedroom if required)

Adjoining carport - 26m²

Separate stone built open sided barn - 28m² currently used as a covered summer dining/barbecue area.

Separate cabin/garden store shed/garage of wood construction.

LAND of about 10ha 92a 12ca (about 27 acres)



