



Three magnificent character stone buildings with huge potential,

46220, Prayssac, Lot, Occitanie

* Available * 1 Bed * 1 Bath

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€290,440

Ref: BVI22117

Property Description

Beautiful property in a rural setting surrounded by vineyards, ideal for a gÃte or bed and breakfast project. Three stone buildings, huge potential. The main farmhouse includes an 8 m² lean-to, kitchen with traditional fireplace 25 m², living room 25 m², bathroom 3.5 m², bedroom 1 and 2: 12.250 m², bedroom 3: 21 m², an attic of 100 m² suitable for conversion with superb traditional beams, basement. Workshop/garage about 100 m² divided into 3 parts 51.843 m², 26.653 m² and 20.494 m². A barn in perfect condition 95 m² with a covered area of 26 m², a second barn about 99 m². 1982 m² of land with trees, a well and a fish pond and a charming path runs along the property. There is a possibility to negotiate an extra 5000 m² more land in the sale. The property is connected to the mains drainage.

Price including agency fees : 290.440 €

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Buyer commission included: 6 %

