



## Authentic property perfectly restored with main house, 2 barns and swimming pool,

46220, Prayssac, Lot, Occitanie

\* Available \* 4 Beds \* 2 Baths

AUTHENTIC PROPERTY WITH CHARACTER PERFECTLY RESTORED INCLUDED A MAIN HOUSE, A BARN IN STONE, A SMALL BARN, SWIMMING POOL ON A NICE ENCLOSED GARDEN OF 2000 m<sup>2</sup>.

# €336,000

Ref: 4600410858

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## Property Description

AUTHENTIC PROPERTY WITH CHARACTER PERFECTLY RESTORED INCLUDED A MAIN HOUSE, A BARN IN STONE, A SMALL BARN, SWIMMING POOL ON A NICE ENCLOSED GARDEN OF 2000 m<sup>2</sup>. AT 4kms FROM A TOURISTIC AND MEDIEVAL VILLAGE WITH ALL SHOPS OF THE VALLEY OF THE RIVER LOT. (46220). House of 172 m<sup>2</sup> fitted on 2 levels : 4 chambres, 1 shower room, bathroom, shower, 3 WC, lounge - kitchen, laundry, boiler room. Garden floor : A landing of 10m<sup>2</sup>, parquet floor. A bedroom of 12,31m<sup>2</sup>, parquet floor. A bedroom of 26,8m<sup>2</sup>, built-in cupboard ensuite shower room, Italian shower, 2 washbasins. A WC of 1.63m<sup>2</sup>, parquet floor. Technical room (thermodynamic hot water boiler). Storage room 12,52m<sup>2</sup> with WC of 1,62m<sup>2</sup>, laundry of 1,73m<sup>2</sup>, swimming pool room of 3m<sup>2</sup>, boiler room. 1st floor: 2 access, inside wooden staircase or outside stone staircase. An entrance of 11,79m<sup>2</sup>, tiled floor. Lounge kitchen of 73,27m<sup>2</sup>, fireplace + wood burner, stone sink, built-in cupboard, bar + worktop, sink, domestic appliances, wooden floor, exposed beams, French window opening on terrace of 15m<sup>2</sup>. A corridor of 10m<sup>2</sup>, parquet floor. A bathroom of 7,11m<sup>2</sup>, angle bath, 2 washbasins on cupboard, parquet floor. A WC of 1,63m<sup>2</sup>, parquet floor. A bedroom of 12,57m<sup>2</sup>, parquet floor. A bedroom of 14m<sup>2</sup>, built in cupboard, parquet floor. PELLETS CENTRAL HEATING + FIREPLACE + WOOD BURNER, THERMODYNAMIC HOT WATER BOILER, DOUBLE GLAZING, MAINS DRAINAGE. Outbuildings: Swimming pool 5x11m, salt, liner. A barn in stone of 70m<sup>2</sup> on floor which can be fitted on 2 levels. A small barn in stone. An underground water tank of 10,000L.



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