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## Character 4 bed House for sale in Lot

Praysac , Lot , Occitanie



# €141,000

inc. of agency fees

4 Beds      101 sqm      0.32 ha

old stone property with character in needs of restoration with outbuildings in stone on a land of 3213 m<sup>2</sup> location very close from a village with all shops of the valley of the lot touristic...

### At a Glance

<b>Reference</b>	MFH-LOT02043	<b>Near to</b>	Praysac	<b>Price</b>	€141,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	101 sqm
<b>Land</b>	0.32 ha			<b>Land Tax</b>	N/A

### Property Description

old stone property with character in needs of restoration with outbuildings in stone on a land of 3213 m<sup>2</sup> location very close from a village with all shops of the valley of the lot touristic (46220). Stone house to restore of 52 m<sup>2</sup>: ground floor :2 cellars of 28,68 m<sup>2</sup> and 16,09m<sup>2</sup>. 1st floor: access by an external stone staircase:a kitchen with fireplace of 19,14 m<sup>2</sup>, stone sink, built-in cupboard, wooden floor. 2 bedrooms of 19,82 m<sup>2</sup> and 13,03 m<sup>2</sup>, wooden floor.

fireplace attached stone apartment of 49 m<sup>2</sup> which can communicate with the house: ground floor: an entrance of 2.72 m<sup>2</sup>, tiled floor. A 20.63 m<sup>2</sup> lounge-kitchen with fireplace, double sink on cupboard, stone sink, tiled floor. 2 bedrooms of 10.98 m<sup>2</sup> and 10.36 m<sup>2</sup>, tiled floor. A 3.8 m<sup>2</sup> shower room, shower, washbasin, wc, tiled floor. Attic: partly convertible electric heating - fireplace - electric hot water boiler - mains drainage. Outbuildings: a stone barn to restore, a garage and a stone shed. A well.

## Summary

Property type:	House
Bedrooms:	4
Price	€141,000

## Key Information

Year Built:	1850
Internal Area:	101 sqm
Land Area:	0.32 ha

## Location: Occitanie



## Gallery



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