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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

**Reference** MFH-LOT02043

**Bed** 4

**Land** 0.32 ha

**Near to** Praysac

**Pool** No

**Price** €141,000

**Hab.Space** 101 sqm

**Land Tax** 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



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