

[Click to view MFH-LOT02141](#)

## Character 4 bed House for sale in Lot

Prayssac , Lot , Occitanie



**€289,000**

inc. of agency fees

4 Beds      131 sqm      0.3 ha

Pretty contemporary house partly built on one level with pigeonier and outbuilding set in 3000 m2 of land. very close from prayssac village with all amenities in the valley of the lot (46220). 131...

### At a Glance

**Reference** MFH-LOT02141

**Bed** 4

**Land** 0.3 ha

**Near to** Prayssac

**Pool** No

**Price** €289,000

**Hab.Space** 131 sqm

**Land Tax** N/A

### Property Description

Pretty contemporary house partly built on one level with pigeonier and outbuilding set in 3000 m2 of land. very close from prayssac village with all amenities in the valley of the lot (46220).

131 m2 house built on 2 levels : lounge, kitchen, 4 bedrooms, study/utility room, shower room, wc, verranda.

garden level:

a 16.33 m<sup>2</sup> entrance hall, travertine floor.

a veranda with jacuzzi.

a 7.84 m<sup>2</sup> study/utility room, built-in cupboard.

a 16 m<sup>2</sup> kitchen, floor and wall cupboards, double sink, domestic appliances, travertine floor.

a 24.94 m<sup>2</sup> lounge, pellet stove, travertine floor.

a 3.24 m<sup>2</sup> hallway, travertine floor.

2 bedrooms of 11.6 m<sup>2</sup> and 10 m<sup>2</sup>, one with built-in cupboard, wooden floor.

a 1.26 m<sup>2</sup> wc.

a 7.82 m<sup>2</sup> shower room, shower cabin, washbasin on cupboard, tiled floor.

1st floor: access by an inside wooden staircase:

a 2 m<sup>2</sup> landing.

2 bedrooms of 9.25 m<sup>2</sup> and 9 m<sup>2</sup> with built-in cupboard, one with tiled floor and the other with wooden floor.

pellet stove + reversible air conditioning + electric heating - double glazing - solar panels - insulation redone in 2019 electric hot water boiler - septic tank.

outbuildings: a 20.53 m<sup>2</sup> garage and a 20.53 m<sup>2</sup> workshop.

an outdoor sauna.

## Summary

Property type:	House
Bedrooms:	4
Price	€289,000

## Key Information

Year Built:	2000
Internal Area:	131 sqm
Land Area:	0.3 ha

## Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates