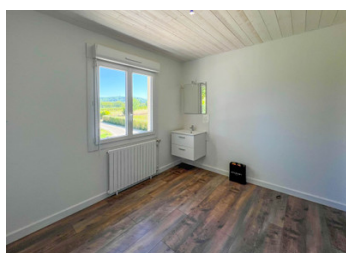


Fully renovated and nicely presented, 3-bedroom house (80 m2), only 5 mins from Prayssac centre.



INFORMATION

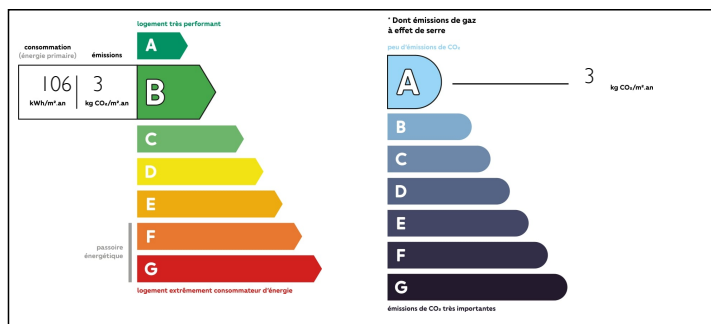
Town:	Prayssac
Department:	Lot
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1938 m2



IN BRIEF

Very nicely situated in a small hamlet (no thru traffic), with views over the vineyards and the surrounding countryside, yet only 5 mins from the bustling centre of Prayssac, you will find this fully updated property, originally built in the 1970's. The property is surrounded by 1938 m2 of garden, with some fruit trees and has access to Lot (river) water. The property now benefits from double glazing, excellent insulation, central heating with a heat pump and a fully conforming septic tank. Ready to move into!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

GROUND FLOOR:

Garage and basement/utility area (84 m²)

FIRST FLOOR: external steps leading to a balcony and access to:

Entrance hall (4.65 m²) with built-in storage

WC (1.25 m²)

Kitchen (10.45 m²)

Dining room (10 m²) with French doors leading to the back terrace

Salon (18.85 m²) with French doors leading to front balcony

Hallway (4.75 m²) with built-in storage

Bathroom (5 m²) with wash basin, walk-in shower

Bedroom 1 (10.15 m²)

Bedroom 2 (11.5 m²) with built-in wardrobes

Bedroom 3 (10 m²) with wash basin, built-in wardrobes

LOCAL TAXES

Taxe foncière: 1230 EUR

EXTRA:

Nice garden (1938 m²) surrounding the property with some fruit trees, space to put in a swimming pool

Access to (cheap) Lot water, ideal for watering the garden

The property benefits from double glazing, central heating by heat pump, good insulation and a fully conforming septic tank.

Shutters on all windows

Spacious garage and basement on the ground level

NOTES

Prayssac: 1.2 km

Puy L'Eveque : 6.5 km

Montcuq: 23 km

Cahors: 30 km

Bergerac airport: 77 km

Brive airport: 92 km

Toulouse airport: 120 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>