

Old stone farm with pigeonier offering 5 bedrooms, barn and outbuildings, walking distance into town.



INFORMATION

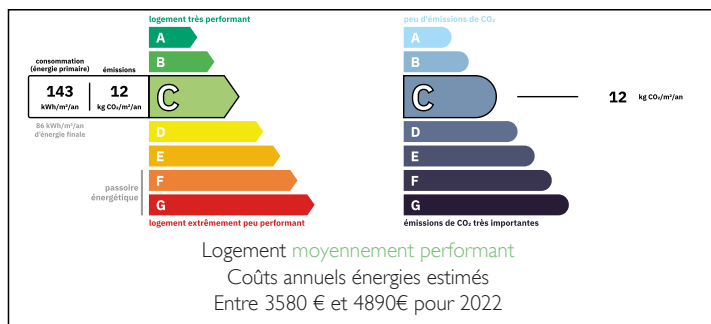
Town:	Prayssas
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	268 m2
Plot Size:	10740 m2



IN BRIEF

Nicely presented large stone farmhouse renovated to offer spacious living, with square entrance hall with fitted armoire and wrought iron staircase to upper floor, large kitchen with wooden units, fireplace and doors to back kitchen/utility. Large square living room with fireplace, ground floor bedroom with shower room and WC, UPSTAIRS: 4 further bedrooms with built in wardrobes, a family bathroom. There is also an independent apartment with kitchenette and mezzanine bedroom ideal for teenager or as a rental.

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

Attached large stone barn with original cow mangers, 2 separate stone outbuildings used for storage but possible to convert (with permission). There is ample parking, including the large awning of the barn, a garden well, a copse of old oak trees and various fruit trees in the gardens to all sides.

This house has an oil fired central heating system but also newly installed solar panels providing enough electricity for heat and hot water and also some surplus paid back by the EDF annually.

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

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES