

348 000 €

Contact agency

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For sale stone house

4 rooms

Surface : 149 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 1674 m<sup>2</sup>

Year of construction : 1792

Exposition : Sud nord

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

Pompe à chaleur air/air, Electricité aucune anomalie, Double vitrage bois meleze, panoramic view , POOL, Fibre optique, campaign

3 bedroom

2 terraces

1 bathroom

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Stone house 3953TI Prayssas

Discover this magnificent stone house from 1792 located at the top of a hill, offering a breathtaking view of the valley. Nestled in an idyllic setting, this property combines the authentic charm of traditional materials and modern comfort. You will be seduced by the absolute calm that reigns in this environment, perfect for recharging your batteries far from the urban hustle and bustle. This house is the perfect place to enjoy the serenity of the countryside while enjoying an exceptional panorama. A rare opportunity not to be missed! On the ground floor, the house has an entrance with storage leading to a laundry area, a toilet and the living room. The living room, bright thanks to its through openings, offers an area of 60m<sup>2</sup> with a fitted kitchen area. The latter provides access to two terraces (South and North) with a breathtaking view and without the slightest vis-à-vis. The upper floor offers an efficient distribution with a large landing providing access to the 3 bedrooms (12.2/11.80/21m<sup>2</sup>), the largest of which has reversible air conditioning. The latter also serves a bathroom and a toilet. The oak beams have been preserved and help to maintain the authenticity of the property. The outdoor space, perfectly maintained and planted with trees, offers a flat garden with the possibility of easily parking vehicles. At the bottom of the land, a swimming pool area with a sandy beach and a wooden terrace (above-ground swimming pool with a flat bottom at 1.20m). Storage shed. Ideal geographical location: Prayssas center (5 mins) with

