

329 000 €

For sale maison en pierre

4 rooms

Surface : 149 m²

Surface of the living : 60 m²

Surface of the land : 1674 m²

Year of construction : 1792

Exposition : Sud nord

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

Pompe à chaleur air/air, Electricité aucune anomalie, Double vitrage bois melez, Vue panoramique, pool, Fibre optique, campagne, Assainissement conforme

3 bedroom

2 terraces

1 bathroom

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



Maison en pierre 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 60m² 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 (12.2/11.80/21m²), 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



Fees and charges :

Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

329 000 € fees included

05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com

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