



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5357

• House - Prayssac •



## DETAILS

**Land surface:** 1347 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

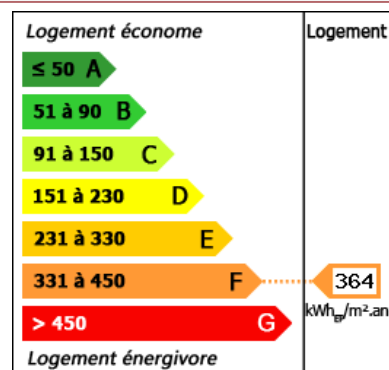
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified



Prayssac sector, about 30 minutes from Cahors, set of two houses on a plot of 1347m<sup>2</sup> with views of the surrounding countryside, near the Lot that can delight fishermen.

104 m<sup>2</sup> living

1 347 m<sup>2</sup>

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°5357 •

On a pretty flower garden which surrounds the property, is the first house, immediately habitable, accessible by a beautiful functional staircase and consisting of three bedrooms of 11, 9, 17m<sup>2</sup> (with cupboard), a bright living room 26m<sup>2</sup>, a kitchen of 18m<sup>2</sup> opening onto a large terrace of 30m<sup>2</sup> with a beautiful view over the countryside, a spacious 8m<sup>2</sup> bathroom, a 5m<sup>2</sup> dressing room all served by a 9m<sup>2</sup> corridor. No partition is load-bearing, so they can be modulated.

Oil-fired central heating, PVC double glazing, impeccable wooden shutters, mains drainage, hot water cumulus, non-convertible attic.

Two cellars of 34 and 20m<sup>2</sup> which have kept the wine vats.

A garage for one car.

Adjoining, there is a 150 m<sup>2</sup> stone barn to renovate.

The second house of 100m<sup>2</sup>, all in red briquettes, Toulousaine type, on two levels and possibly transformed into a guest house, into a gîte .....

