



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5127

• House - Luzech •



## DETAILS

**Land surface:** 3391 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Pompe à Chaleur

**Drainage/sewage:** Pit all waters

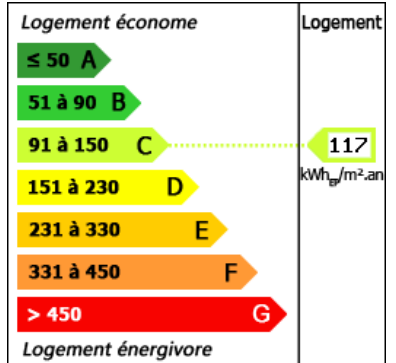
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2014



It is on the heights, in a wooded and quiet environment that we find this very functional single storey house on a plot of 3391m<sup>2</sup>.

120 m<sup>2</sup> living

3 391 m<sup>2</sup>

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Price fees included

196 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 185 000 €

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



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## • Description ref n°5127 •

Built with high-end materials, this house is composed of an entrance with fitted wardrobes, a living room of 67m<sup>2</sup>, crossed by light through its bay windows (aluminum with roller shutters), with open kitchen, central island (Clavières), living room, and dining room as well as its scullery of 9m<sup>2</sup>, containing the heat pump and the hot water system by thermodynamics.

A corridor leads to three bright bedrooms of 10, 11, 12m<sup>2</sup> each equipped with large cupboards, and a beautiful bathroom of 7m<sup>2</sup>, double sink, with ample storage space.

An adjoining 23m<sup>2</sup> garage can accommodate a car and leads directly into the house.

The insulation and the underfloor heating system allow low energy consumption.

The land is wooded and access to amenities 5 minutes, with Cahors 20 minutes.

Swimming pool land.

Compliant septic tank.

Connected with fiber.

