Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5127 • House - Luzech •



DETAILS

Land surface: 3391 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Pompe à Chaleur

Drainage/sewage: Pit all waters

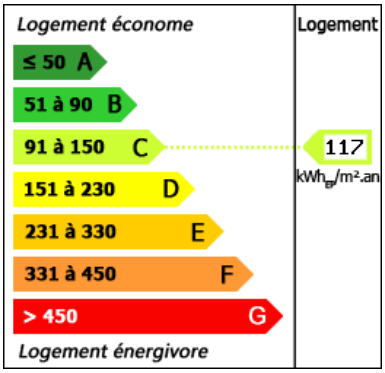
Swimming pool: No

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 3391m².

120 m² living

3 391 m²

Non-binding document

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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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Built with high-end materials, this house is composed of an entrance with fitted wardrobes, a living room of 67m², 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 9m², containing the heat pump and the hot water system by thermodynamics.

A corridor leads to three bright bedrooms of 10, 11, 12m² each equipped with large cupboards, and a beautiful bathroom of 7m², double sink, with ample storage space.

An adjoining 23m² 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.











