



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5270

• House - Prayssac •



## DETAILS

**Land surface:** 771 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 1969

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

It is in the heart of Prayssac, that is this house of 1969, entirely on one level of about 80 m<sup>2</sup>, without work with all amenities on foot, schools, shops ... .. and the most beautiful weekly market in the Lot !

90 m<sup>2</sup> living

771 m<sup>2</sup>

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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



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## • Description ref n°5270 •

Composed of an entrance hall / veranda of 5m<sup>2</sup>, a living-dining room of 41m<sup>2</sup> crossed by light with its old cupboard doors, a kitchen of 10m<sup>2</sup> with its dining area, its granite-style worktop, its oven , its ceramic hob.

Served by a corridor, there are two bedrooms of 13 and 10m<sup>2</sup>, with fitted wardrobes, and a 4m<sup>2</sup> bathroom.

This house, with standards for people with reduced mobility, located in a very peaceful area, does not require any work.

A rear kitchen of 11m<sup>2</sup> with a mezzanine can be transformed into an additional bedroom to extend the house to almost 90m<sup>2</sup> with little investment.

A beautiful garden of 714m<sup>2</sup>, full of flowers and trees surrounds the already fenced property.

- Everything in the sewer
- Double tilt and turn PVC glazing
- Italian shutters
- Electric blinds
- Electric gate with intercom
- All insulated attics
- Oil heating, Chappée boiler
- Partly new roof

