



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5270

• House - Prayssac •



DETAILS

Land surface: 771 m²

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 m², without work with all amenities on foot, schools, shops and the most beautiful weekly market in the Lot !

90 m² living

771 m²

Frédérique Bidois

Agent commercial

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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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Composed of an entrance hall / veranda of 5m², a living-dining room of 41m² crossed by light with its old cupboard doors, a kitchen of 10m² with its dining area, its granite-style worktop, its oven , its ceramic hob.

Served by a corridor, there are two bedrooms of 13 and 10m², with fitted wardrobes, and a 4m² 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 11m² with a mezzanine can be transformed into an additional bedroom to extend the house to almost 90m² with little investment.

A beautiful garden of 714m², 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

