Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5357

• House - Prayssac •



DETAILS

Land surface: 1347 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

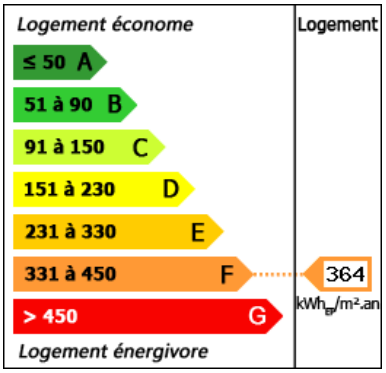
Swimming pool: No

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 1347m² with views of the surrounding countryside, near the Lot that can delight fishermen.

104 m² living

1 347 m²

Non-binding document

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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, 17m² (with cupboard), a bright living room 26m², a kitchen of 18m² opening onto a large terrace of 30m² with a beautiful view over the countryside, a spacious 8m² bathroom, a 5m² dressing room all served by a 9m² 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 20m² which have kept the wine vats.
A garage for one car.
Adjoining, there is a 150 m² stone barn to renovate.

The second house of 100m², all in red briquettes, Toulousaine type, on two levels and possibly transformed into a guest house, into a gîte .....











