



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6528

• House - Prayssac •



## DETAILS

**Land surface:** 73981 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

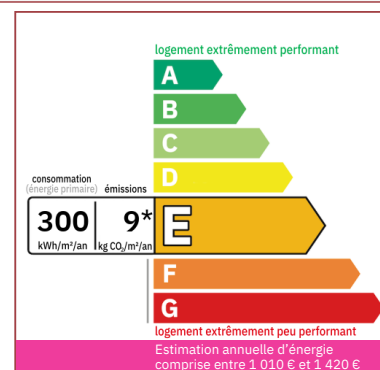
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Character property in a unique, wooded environment, with its gariotte, not overlooked or tranquility is required on 4 wooded hectares, at the bend of a Lotoise country lane where life is good.

70 m<sup>2</sup> living

73 981 m<sup>2</sup>

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Price fees included

199 280 €

Agency fees: 6 % VAT included\*

Price without fees: 188 000 €

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





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## • Description ref n°6528 •

House of 70 m<sup>2</sup>, ideal for a second home or which can be lived in all year round on one level with an additional bedroom upstairs, as well as a toilet and washbasin.

Ideally placed to relax, all in stone, having kept authenticity such as: a stone sink, an exposed frame, exposed stone walls, terracotta floor tiles, a beautiful wooden floor upstairs.. ...

### On one level

- Entrance to a 30.26m<sup>2</sup> living room with fireplace closed by a propulsion insert (diffusion vents in various parts of the house) and open kitchen.
- Two bedrooms of 8.26m<sup>2</sup> and 8.70m<sup>2</sup> with storage cupboards.
- Bathroom of 4.89m<sup>2</sup> under the stairs
- Independent toilets.

### Upstairs

- A landing of 7.95m<sup>2</sup>
- A 24.61m<sup>2</sup> bedroom with sloping ceilings having kept its exposed framework, dormitory type.
- Toilets with washbasin of 2.65m<sup>2</sup>

### Semi buried cellar

Adjoining carport-type outbuilding of 42m<sup>2</sup> that can be closed for an extension into another room, a carport or a workshop with a beautiful frame and a barn nearby.

A gariotte looms in the middle of the wooded land and is just waiting to come back to life.

### Wooden double glazing

### Septic tank

Wood (insert) and electric heating (unknown operating condition of the radiators)

Garden planted on about 4 adjoining hectares.

You will find 3 additional Hectares on a neighboring town or 71220m<sup>2</sup> of land in total.

Outdoor linky meter.

well

