Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6528 • House - Prayssac •



DETAILS

Land surface: 73981 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

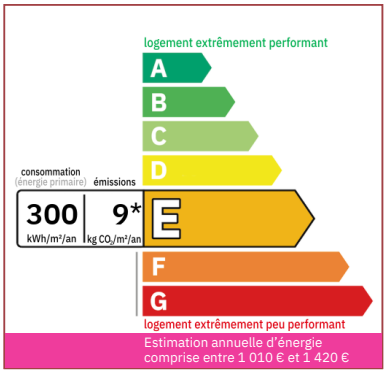
Swimming pool: No

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 m² living

73 981 m²

Non-binding document

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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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House of 70 m², 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 30.26m² living room with fireplace closed by a propulsion insert (diffusion vents in various parts of the house) and open kitchen.
-Two bedrooms of 8.26m² and 8.70m² with storage cupboards.
-Bathroom of 4.89m² under the stairs
-Independent toilets.

Upstairs
-A landing of 7.95m²
-A 24.61m² bedroom with sloping ceilings having kept its exposed framework, dormitory type.
-Toilets with washbasin of 2.65m²

Semi buried cellar
Adjoining carport-type outbuilding of 42m² 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 71220m² of land in total.
Outdoor linky meter.
well







