



# 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

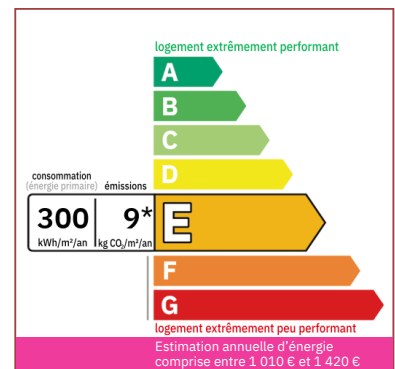
**Swimming pool:** No

**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

