



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7198

• House - Cœur de Causse •



## DETAILS

**Land surface:** 1184 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Bois/fuel

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

In the heart of the Causses du Quercy, this large house of 240 m<sup>2</sup> of living space is ideally located at the gates of a village with all shops, schools, medical center, within walking distance....and close to the A20.

240 m<sup>2</sup> living

1 184 m<sup>2</sup>

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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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## • Description ref n°7198 •

A large driveway crossing the 866 m<sup>2</sup> garden welcomes you by car to the garage.

You enter through a veranda of 14.24 m<sup>2</sup>, providing access to a living/dining room of 24.52 m<sup>2</sup> with a fireplace closed by an insert, and bright with its through light thanks to its bay windows.

Adjoining is a kitchen of 10.02 m<sup>2</sup> as well as two bedrooms on one level of 8.88 m<sup>2</sup> and 8.79 m<sup>2</sup> (partition between the two, which can be easy to optimize into a large bedroom).

A corridor with built-in cupboards of 8 m<sup>2</sup> leads to a bathroom/shower (shower and bathtub) of 12.22 m<sup>2</sup> with dressing room as well as a living room of 31.76 m<sup>2</sup> with open fireplace.

Double aluminum glazing and electric roller shutters.

Two staircases go from each side of the house:

Upstairs: you arrive at: a landing of 6.71 m<sup>2</sup> serving two bedrooms of 20.78 m<sup>2</sup> and 14.65 m<sup>2</sup>, a bathroom of 4.29 m<sup>2</sup>.

On the other floor there is a landing of 3.55 m<sup>2</sup>, two bedrooms of 31.32 m<sup>2</sup> and 14.26 m<sup>2</sup> and a bathroom of 6.16 m<sup>2</sup>.

Various terraces are around the house

Good insulation was provided during construction, with a double partition in the walls.

Beautiful parquet floors have been preserved in some rooms.

Garage for one car

Everything in the sewer

Oil heating (recent boiler) and wood heating (insert)

Swimming pool land

