



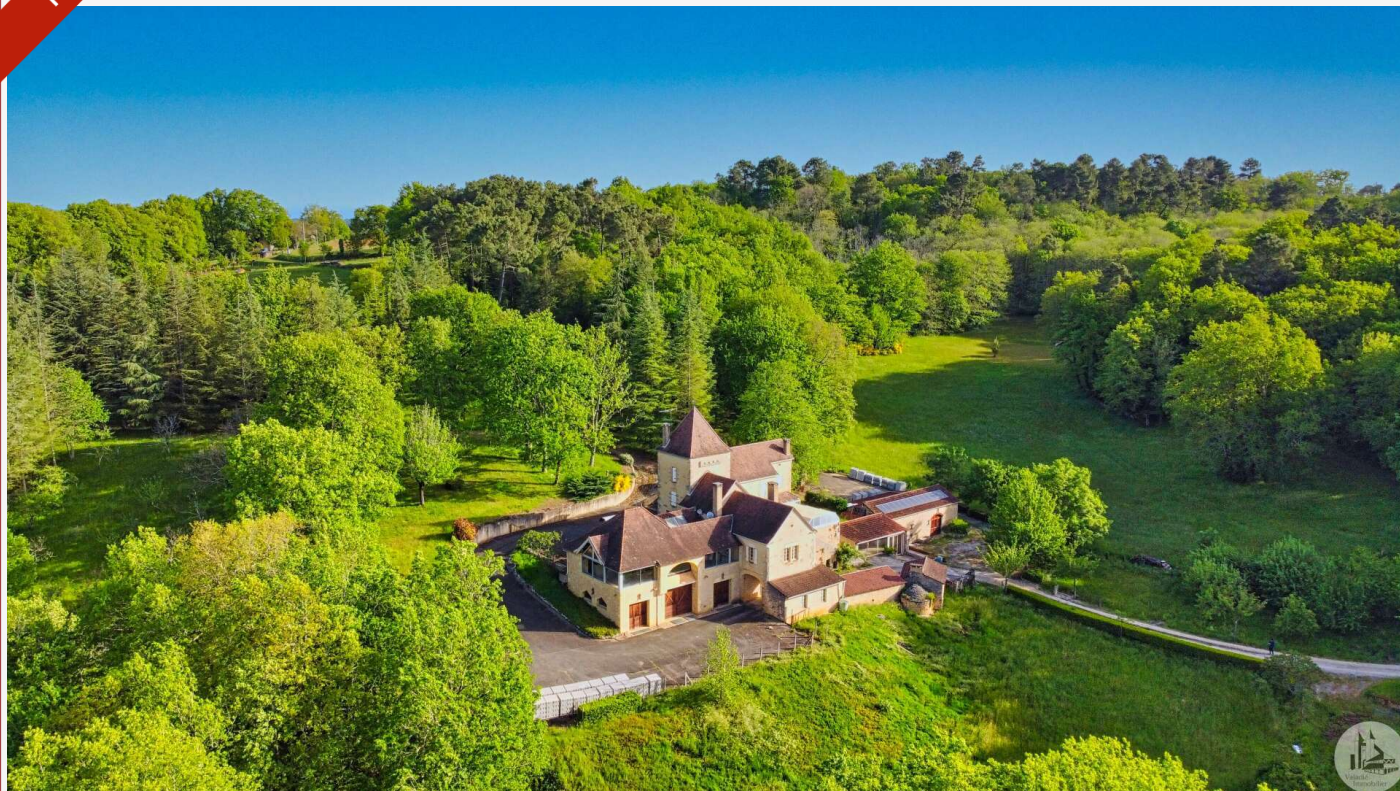
# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7875

• House - Prayssac •

FAVORITE



## DETAILS

**Land surface:** 104059 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

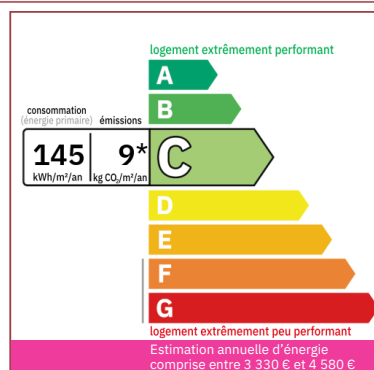
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Nestled in the woods, out of sight, this property will bring you all the serenity you are looking for, surrounded by its 10 hectares, partly wooded, without any nuisance.

310 m<sup>2</sup> living

104 059 m<sup>2</sup>

Non-binding document

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

720 000 €

Agency fees: 3,6 % VAT included\*

Price without fees: 695 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7875 •

Ideal for a family or a bed and breakfast, you'll find plenty of space, high ceilings, and spacious, bright rooms.

It features a 16.01m<sup>2</sup> entrance hall leading to the 21.58m<sup>2</sup> kitchen, followed by a 72.76m<sup>2</sup> living/dining room with a polyflame fireplace, currently opening onto a 118.17m<sup>2</sup> games room with a barbecue that can be converted into additional bedrooms with exposed beams and large bay windows.

Access via an 11.63m<sup>2</sup> storage room leads to a 19.31m<sup>2</sup> bedroom equipped with a wood-burning stove and a 5.31m<sup>2</sup> bathroom opening onto the approximately 8x6m L-shaped pool with a reinforced liner installed in 2018, some of which is 2m deep. PVC double glazing

Upstairs, a landing leads to a hallway leading to four bedrooms measuring 7.45m<sup>2</sup>, 7.21m<sup>2</sup>, 7.48m<sup>2</sup>, and 13.09m<sup>2</sup>. Two have en-suite shower rooms or bathrooms.

Then we arrive at another 14.95m<sup>2</sup> bedroom with fitted wardrobes and a 3.96m<sup>2</sup> bathroom, followed by a 24.23m<sup>2</sup> mezzanine currently used as an office.

Wooden double glazing

On the second floor, there is a 10.47m<sup>2</sup> bedroom with a 3.34m<sup>2</sup> bathroom, and a fully convertible attic of approximately 22m<sup>2</sup>.

Outside, various outbuildings provide storage, garage space for your car, or wine storage!

Indeed, we have a 53m<sup>2</sup> cellar containing a heat pump and a Viessmann gas condensing boiler. Then there's a 111m<sup>2</sup> barn with parking for several vehicles, a drainage pit, and a wine cellar. Another 29.43m<sup>2</sup> cellar contains a water softener.

A small 17.13m<sup>2</sup> barn allows you to make your own bread thanks to its still-working oven. Another 82.23m<sup>2</sup> barn has solar panels intended solely for resale. An orange grove can also be used to shelter winter plants.

Non-compliant septic tank.

Heating by heat pump or gas boiler with an external above-ground tank.

Well and irrigation from a lake for an annual subscription.

