



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8102

• House - Cazals •



DETAILS

Land surface: 25516 m²

Number of bedrooms: 2

Number of levels: 2

Type of heating: Fuel+bois

Drainage/sewage: Septic tank

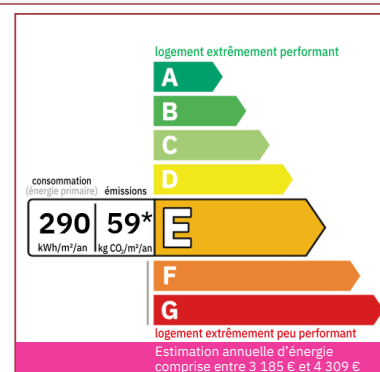
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



Close to Cazals with all amenities, this farmhouse consists of a 125m² house and 9 stone outbuildings on 25516m² of flat land close to a wooded area.

125 m² living

25 516 m²

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Price fees included

233 200 €

Agency fees: 6 % VAT included*

Price without fees: 220 000 €

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



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The house is composed as follows:

A staircase leads to a 13.90m² north-facing veranda, providing access to a 6.93m² entrance hall leading to a 29.44m² kitchen with a closed "inglenook fireplace" for a pellet stove, then a 25.39m² dining/living room with a decorative fireplace.

Both rooms feature beautiful hardwood floors.

Then there is a 20.34m² bedroom and a 3.37m² shower room. A final 21.12m² bedroom provides access to the outdoor terrace and the attic space, which offers 90m² of convertible space with a beautiful exposed timber frame.

Double glazing in the kitchen, living room, and one bedroom

The rest is single glazing

Non-compliant septic tank

Oil heating

Additional outbuildings:

Two workshops of 15.57m² and 22.66m²

Two stone barns of 115.89m² and 36.66m² with an old smokehouse or inglenook fireplace

A room with a working bread oven

A charming 47.79m² stone vaulted cellar containing the oil-fired boiler, the 3000-liter tank, and the water heater

A 16.16m² stone garage

A 8.06m² stone lean-to

A 32.54m² wooden shed with an asbestos roof

