



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8197

• House - Prayssac •



## DETAILS

**Land surface:** 2505 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

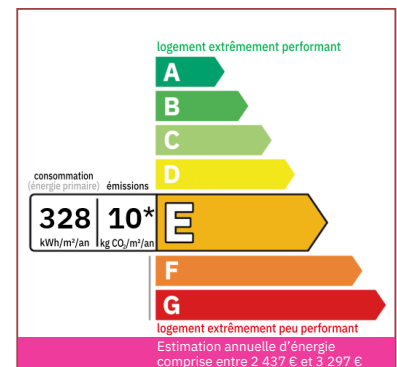
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1982



Located in the heart of Prayssac, you will have access to amenities on foot, with a flowered and wooded garden surrounding the property in a quiet area.

156 m<sup>2</sup> living

2 505 m<sup>2</sup>

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

192 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 180 000 €

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





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## • Description ref n°8197 •

The approximately 150m<sup>2</sup> house has two garages and a room with a glass roof that could be converted into a storage space, or a living space during the off-season and summer.

The entrance is via a path leading to a 10.51m<sup>2</sup> veranda providing access to the house, which leads to an 11.93m<sup>2</sup> entrance/hallway with built-in cupboards leading to a 53.88m<sup>2</sup> living/dining room with a wood-burning stove that heats the entire house with its turbines, then a 12.73m<sup>2</sup> kitchen, a 9.73m<sup>2</sup> room currently serving as a laundry room and suitable for an office or spare bedroom, also opening directly onto a one-car garage, followed by two bedrooms of 13.24m<sup>2</sup> and 14.36m<sup>2</sup>, and a 7.12m<sup>2</sup> bathroom.

2024 PVC double glazing

Wooden shutters and louvered doors

Mains drainage

Fire detector

Attic space insulated with glass wool (not suitable for conversion)

Electric heating in addition to the fireplace insert

Fiber

Central vacuum system in the garage

Outside, three outbuildings enhance the property: a second garage for one car, a glass-roofed room, and a shed for wood.

