# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8520 • House - Duravel •



## DETAILS

**Land surface:** 2639 m²

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

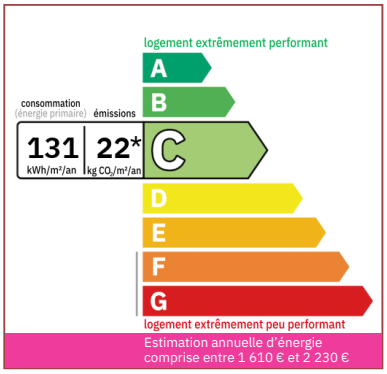
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1999




Superb stone house with dovecote and 10x5m swimming pool, a stone's throw from a village with local shops, on a 2997m² plot of land planted with flowers and fruit trees, 10 minutes from Prayssac.

247 m² living

2 639 m²

Non-binding document


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Price fees included

350 000 €

Agency fees: 4,5 % VAT included*
Price without fees: 335 000 €

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

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## • Description ref n°8520 •

The house, equipped with ducted air conditioning and oil-fired central heating, includes a 16.69 sq m kitchen, two dining rooms measuring 24.39 sq m and 26.93 sq m, and a 41.12 sq m living room with an open fireplace and access to a covered terrace. The ground floor also features an 11.17 sq m bedroom, a 5.18 sq m shower room, and a 2.99 sq m pantry.

Upstairs, a 5 sq m landing leads to three bedrooms measuring 12.75 sq m, 15.07 sq m, and 12.42 sq m with exposed beams, a 12.29 sq m shower room with double vanity, and a 7.69 sq m laundry room or dressing room.

In the basement, a 19.92m² wine cellar awaits, and a second cellar provides additional storage. There is also a 4.53m² boiler room with a 1999 Wissmann boiler for hot water production and a recently installed (never used) thermodynamic water heater.

Outside, there is a 41.21m² two-car garage with an electric sectional door, a 23.52m² section housing the fuel tank, a 30.08m² storage room, an 8.42m² summer kitchen, a toilet, and a mezzanine.

Next, a fully equipped dovecote with reversible air conditioning, accessed by a stone staircase, offers potential as a guest house or holiday rental. It comprises an entrance leading to an 18.78m² room with a kitchenette, a shower room, and upstairs, an 18.78m² bedroom. On the garden level, a 19.05m² bedroom with an en-suite shower room and kitchenette could be used as a guest room.

Double-glazed aluminum windows
Aluminum shutters
Non-compliant septic tank
Oil-fired heating system (installed in 1999)
Reversible air conditioning throughout
Electric aluminum gate (installed in 2023)
Pool liner (installed in 2022)







