



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8644

• House - Cazals •



## DETAILS

**Land surface:** 4140 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

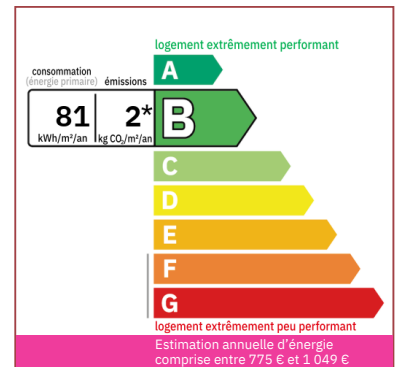
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2007



Near a typical village in the Lot region, a house of approximately 112 m<sup>2</sup> with three bedrooms (possibility of four) and a garage on a flat plot of over 4000 m<sup>2</sup>. Bucolic setting, energy performance rating B/A.

112 m<sup>2</sup> living

4 140 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

299 900 €

Agency fees: 6 % VAT included\*  
Price without fees: 283 000 €

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



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## • Description ref n°8644 •

Single-story wooden house, approximately 112 m<sup>2</sup>, built in 2007 on a 4140 m<sup>2</sup> plot.

The house comprises:

A main room with an open-plan fitted kitchen/living/dining room featuring a wood-burning stove, a hallway leading to three bedrooms, each with built-in wardrobes, a bathroom with a bathtub and shower, and a separate toilet with a sink.

Adjoining the house are a garage and a storage room.

Outside, a large terrace provides access to a courtyard with parking and then to a landscaped garden.

The windows and doors are double-glazed wood.

Heating is provided by an electric heat pump.

The wastewater treatment system is a compliant and functional septic tank.

