



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8933

• House - Prayssac •



## DETAILS

**Land surface:** 1925 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel+bois

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

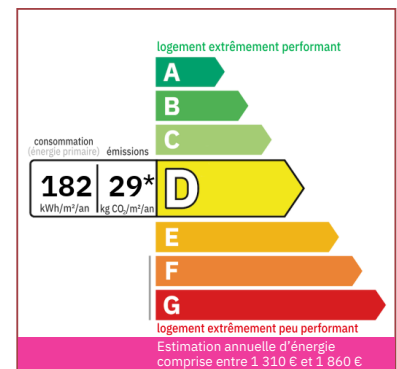
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a lively village, you'll find everything you're looking for within walking distance, with shops nearby. Several outbuildings could be suitable for a craftsman for storage, on a plot of 1925m<sup>2</sup>.

100 m<sup>2</sup> living

1 925 m<sup>2</sup>

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Price fees included

186 000 €

Agency fees: 6,3 % VAT included\*

Price without fees: 175 000 €

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



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## • Description ref n°8933 •

Built on a stone foundation, this house has an exterior staircase leading to the main building, which consists of a 17.26m<sup>2</sup> entrance hall with a kitchen, followed by a 26.93m<sup>2</sup> living room with the possibility of adding a wood-burning stove.

A hallway with its storage area/cupboards leads to the sleeping area with two bedrooms (11.08m<sup>2</sup> and 9m<sup>2</sup>) and an 11m<sup>2</sup> bathroom with a walk-in shower and the possibility of adding a bathtub.

There is also a balcony access with a large terrace and a 1925m<sup>2</sup> garden with a lovely selection of fruit trees: apricot, fig, and cherry trees.

The lower level of the house comprises a 12.63m<sup>2</sup> kitchen, a 10.22m<sup>2</sup> bedroom, and a 2.03m<sup>2</sup> shower room with toilet. Single glazing

Then there is a 17.39m<sup>2</sup> laundry room with internal staircase access, a 27.05m<sup>2</sup> storage workshop or small garage, and a 9m<sup>2</sup> cellar.

Outside, another 25.60m<sup>2</sup> outbuilding serves as a garage containing the 2014 Wissman oil-fired hot water boiler and its underground tank.

Another 34.61m<sup>2</sup> garage is on two levels, with a storage floor that has been completely renovated: frame and roof.

And a carport can accommodate a campervan.

Possibility of pumping water from the Lot River for watering the garden for an annual subscription.

Electricity, plumbing, central heating system, and window frames have been completely renovated.

Electric roller shutters with central locking.

Mains drainage.

Enclosed garden with gate.

