Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9196 • House - Gavaudun •



DETAILS

Land surface: 2709 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

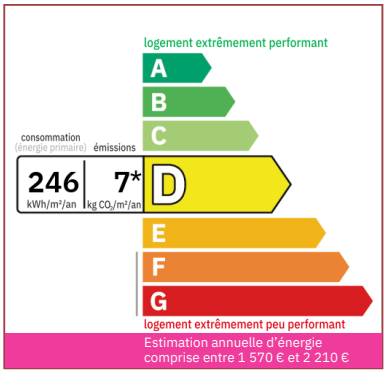
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1960



Near a village with shops and school, house of approximately 125 M2 with main house of 3 bedrooms and an independent gîte on a garden enclosed wooded garden of more than 2700 M2.

125 m² living

2 709 m²

Non-binding document

Thibaut Pricaz

Agent commercial

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Price fees included

205 000 €

Agency fees: 6,4 % VAT included*

Price without fees: 192 730 €

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

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• Description ref n°9196 •

Single-story house of approximately 125 sq m with a gîte and outbuildings on a 2709 sq m plot.

The main house, approximately 85 sq m, comprises:

An entrance hall, a main room with an open-plan fitted kitchen/living/dining room and a wood-burning stove, three bedrooms, a bathroom, and a separate toilet. An adjoining utility room includes a laundry area and a boiler room (with a recently installed pellet boiler).

The gîte, approximately 40 sq m, comprises:

An entrance hall, a main room with a kitchen, a bedroom, and a shower room with a toilet.

The outbuildings include:

A garage.

A workshop.

A chicken coop.

A cellar.

Outside, several terraces lead to a courtyard with parking space and then to a garden enclosed by an electric gate.

Individual wastewater treatment system with a septic tank.

Air conditioning.

The windows and doors are double-glazed PVC.

Solar panels.







