



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7435

• House - Cuzorn •



## DETAILS

**Land surface:** 3500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

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

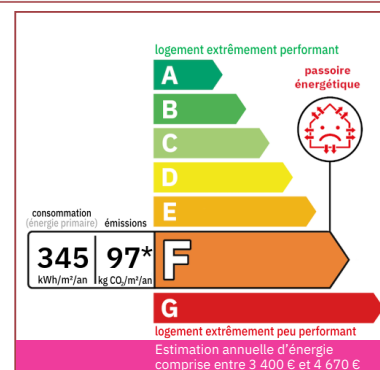
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1850



In the heart of a village with shops, rare opportunity to acquire a set of stone buildings not overlooked with house, barn and landscaped grounds

100 m<sup>2</sup> living

3 500 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

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

Price fees included

192 600 €

Agency fees: 7 % VAT included\*  
Price without fees: 180 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7435 •

Set of stone buildings on a plot of 3500 m<sup>2</sup> including a 100 m<sup>2</sup> dwelling house. This consists on the ground floor; of a 24 m<sup>2</sup> kitchen with large period fireplace and a 19 m<sup>2</sup> bedroom. On the first floor; a 24 m<sup>2</sup> living room opening onto a 23 m<sup>2</sup> terrace, a shower room and a 24 m<sup>2</sup> bedroom. On the second floor a 48 m<sup>2</sup> converted attic that can be used as a bedroom.

Outside a barn in very good condition of 160 m<sup>2</sup> on two levels with electricity up to standard, a 32 m<sup>2</sup> cellar and a 60 m<sup>2</sup> covered courtyard.

The land is flat, wooded and fenced.

Double glazing

The roof is in good condition

