



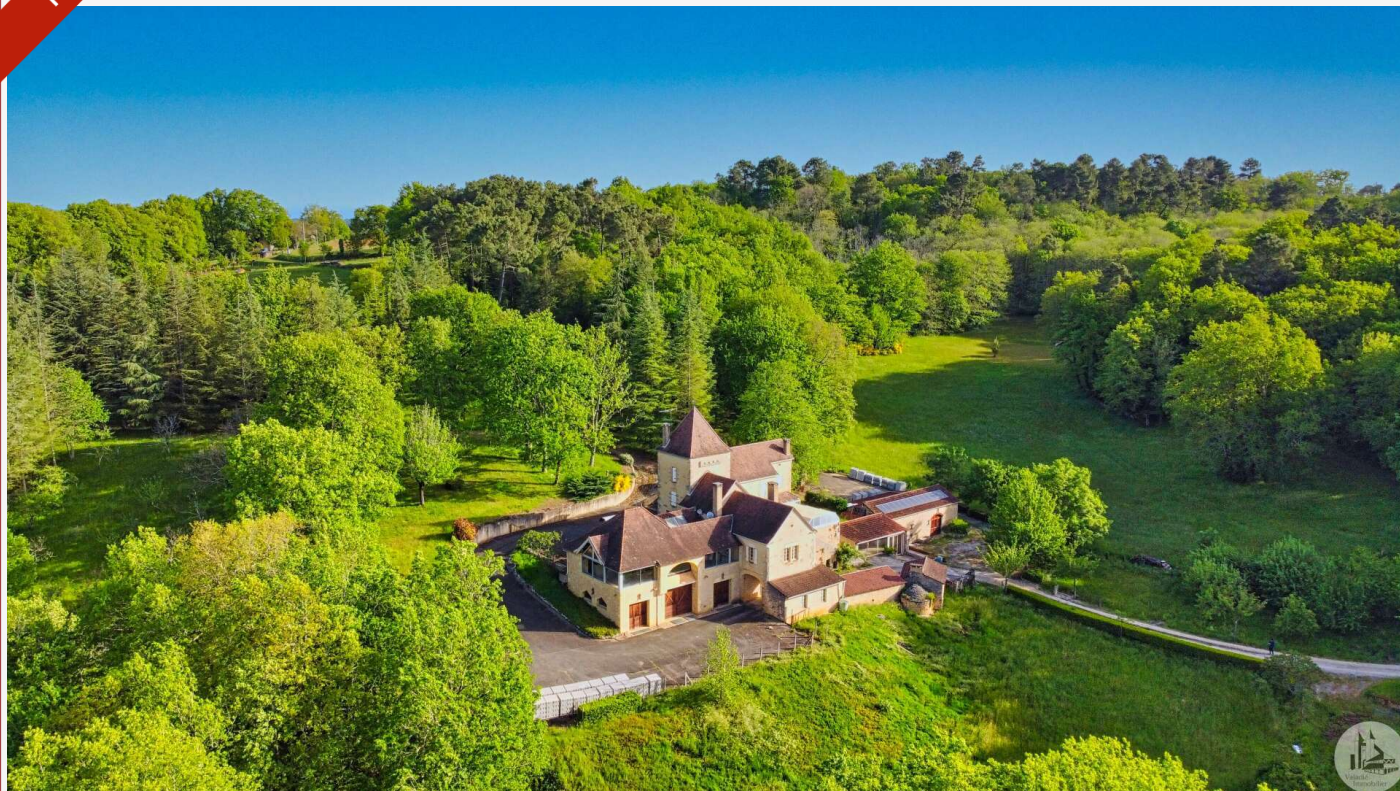
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7875

• House - Prayssac •

FAVORITE



DETAILS

Land surface: 104059 m²

Number of bedrooms: 8

Number of levels: 2

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

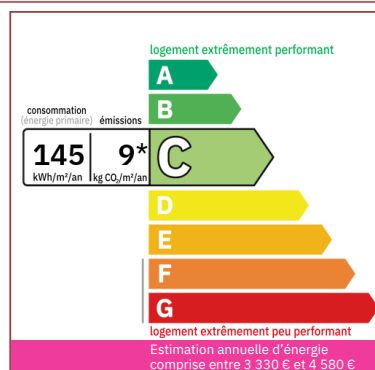
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Nestled in the woods, out of sight, this property will bring you all the serenity you are looking for, surrounded by its 10 hectares, partly wooded, without any nuisance.

310 m² living

104 059 m²

Frédérique Bidois

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Price fees included

720 000 €

Agency fees: 3,6 % VAT included*

Price without fees: 695 000 €

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



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• Description ref n°7875 •

Ideal for a family or a bed and breakfast, you'll find plenty of space, high ceilings, and spacious, bright rooms.

It features a 16.01m² entrance hall leading to the 21.58m² kitchen, followed by a 72.76m² living/dining room with a polyflame fireplace, currently opening onto a 118.17m² games room with a barbecue that can be converted into additional bedrooms with exposed beams and large bay windows.

Access via an 11.63m² storage room leads to a 19.31m² bedroom equipped with a wood-burning stove and a 5.31m² bathroom opening onto the approximately 8x6m L-shaped pool with a reinforced liner installed in 2018, some of which is 2m deep. PVC double glazing

Upstairs, a landing leads to a hallway leading to four bedrooms measuring 7.45m², 7.21m², 7.48m², and 13.09m². Two have en-suite shower rooms or bathrooms.

Then we arrive at another 14.95m² bedroom with fitted wardrobes and a 3.96m² bathroom, followed by a 24.23m² mezzanine currently used as an office.

Wooden double glazing

On the second floor, there is a 10.47m² bedroom with a 3.34m² bathroom, and a fully convertible attic of approximately 22m².

Outside, various outbuildings provide storage, garage space for your car, or wine storage!

Indeed, we have a 53m² cellar containing a heat pump and a Viessmann gas condensing boiler. Then there's a 111m² barn with parking for several vehicles, a drainage pit, and a wine cellar. Another 29.43m² cellar contains a water softener.

A small 17.13m² barn allows you to make your own bread thanks to its still-working oven. Another 82.23m² barn has solar panels intended solely for resale. An orange grove can also be used to shelter winter plants.

Non-compliant septic tank.

Heating by heat pump or gas boiler with an external above-ground tank.

Well and irrigation from a lake for an annual subscription.

