



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8093

• House - Cazals •



DETAILS

Land surface: 31445 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Pompe à chaleur/poêle à granulés/fuel/clim réversible

Drainage/sewage: Septic tank

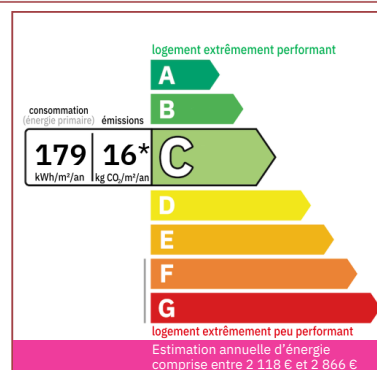
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Located 10 minutes from Cazals where you will find all amenities as well as a weekly Sunday market, this property is not overlooked or other nuisances and will offer you services that will delight you.

148 m² living

31 445 m²

Frédérique Bidois

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Price fees included

551 000 €

Agency fees: 6 % VAT included*

Price without fees: 520 000 €

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



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• Description ref n°8093 •

Surrounded by fields and woods, in the tranquility of the countryside, the 148m² house also boasts four outbuildings in the center of a flower-filled garden with trees.

Very well insulated, heated, and functional, it offers a single-story living space, preserving its character and offering plenty of space with high ceilings.

A paved path leads to the foot of the house, which is accessed through a 5.11m² veranda-style entrance hall, providing access to the 49.19m² living room with an open kitchen and a 4m-high ceiling (insulated with 40cm of glass wool). It features a lovely terracotta floor, exposed stone walls, and a large wood-burning stove.

From here, a 13.80m² terrace and veranda provide access to the outdoor area, leading to a summer kitchen with a 10x5m swimming pool in front, equipped with a heat pump (liner and pump installed in 2022), leading you to serenity and well-being.

Then, a 16.35m² hallway with built-in wardrobes leads to the sleeping area with an 8.28m² bathroom with a walk-in shower, three bedrooms (9.44m², 9.33m², and 9.57m²), and a 15.51m² master suite (bedroom, dressing room, and bathroom).

A door leads to the dovecote, which serves as a laundry room on the ground floor with water inlets and outlets. It also houses the "chappée" oil-fired boiler, the 2022 heat pump, and a water heater. Upstairs, currently used as a storage room, could easily be used as an office (7.74 m²).

Solar-powered roller shutters

PVC and aluminum double glazing

Reversible air conditioning in the hallway

Oil-fired boiler heating (2010)

Heat pump

Wood stove

Remote-controlled solar entrance gate

Outbuildings enhance this residence:

- A summer kitchen with a storage room where the oil tank and a water softener are located

- A garage for garden equipment followed by a two-car carport and a bicycle garage with a remote-controlled electric door

