



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8197

• House - Prayssac •



DETAILS

Land surface: 2505 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

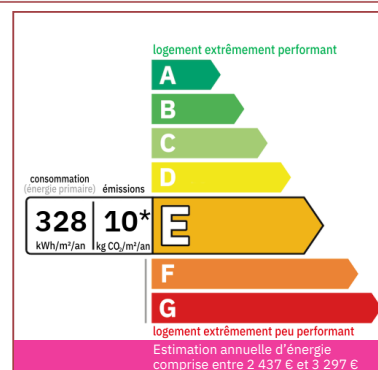
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1982



Located in the heart of Prayssac, you will have access to amenities on foot, with a flowered and wooded garden surrounding the property in a quiet area.

156 m² living

2 505 m²

Frédérique Bidois

Agent commercial

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Price fees included

192 000 €

Agency fees: 6,7 % VAT included*

Price without fees: 180 000 €

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



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The approximately 150m² house has two garages and a room with a glass roof that could be converted into a storage space, or a living space during the off-season and summer.

The entrance is via a path leading to a 10.51m² veranda providing access to the house, which leads to an 11.93m² entrance/hallway with built-in cupboards leading to a 53.88m² living/dining room with a wood-burning stove that heats the entire house with its turbines, then a 12.73m² kitchen, a 9.73m² room currently serving as a laundry room and suitable for an office or spare bedroom, also opening directly onto a one-car garage, followed by two bedrooms of 13.24m² and 14.36m², and a 7.12m² bathroom.

2024 PVC double glazing

Wooden shutters and louvered doors

Mains drainage

Fire detector

Attic space insulated with glass wool (not suitable for conversion)

Electric heating in addition to the fireplace insert

Fiber

Central vacuum system in the garage

Outside, three outbuildings enhance the property: a second garage for one car, a glass-roofed room, and a shed for wood.

