

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 5729

• House - Grézels •



## **DETAILS**

Land surface: 20098 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Pit all waters

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** Not specified

Logement économe



151 à 230 D

231 à 330 E

Logement énergivore

331 à 450 F > 450 G

Located in the countryside a few minutes from the shops, this character property overlooks the Lot valley and offers calm with outbuildings and its 12m

X 4.50m indoor swimming pool, on two hectares of land.

112 m<sup>2</sup> living

20 098 m<sup>2</sup>

Frédérique Bidois Agent commercial Tel: 06 74 55 44 56

https://valadie-immobilier.com frederique@valadie-immobilier.com Price fees included

265 000 €

Agency fees: 6 % VAT included\* Price without fees: 250 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5729 •

Composed of an entrance through a hallway of  $8.12m^2$  leading to the equipped kitchen of  $25.34m^2$  with its inglenook fireplace, the living room of  $20.32m^2$ , and three bedrooms of  $20.66 / 14.18 / 15.23m^2$ , as well as a bathroom of  $8.10m^2$ .

It is mounted on a cellar of approximately 100m<sup>2</sup> which can accommodate the fuel tank, the boiler and storage.

Two barns of 120m<sup>2</sup> and 50m<sup>2</sup> can give free rein to your imagination.

Elements of old frames have remained as well as many exposed stone walls giving charm to this house.

The fully enclosed exteriors offer a beautiful view and are easy to maintain.

The swimming pool is covered by a dome. (new liner and pump).











