



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6906

• House - Puy-l'Évêque •



DETAILS

Land surface: 3000 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

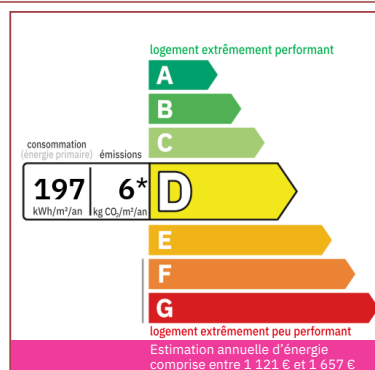
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



It is in the countryside that you will find this pretty contemporary from 2008, functional with its gîte, on approximately 3000m² as well as its orchard: cherry trees, peach trees, apple trees, plum trees....

190 m² living

3 000 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

304 000 €

Agency fees: 4,8 % VAT included*

Price without fees: 290 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6906 •

Not overlooked or close neighbors, this property, without work, is very well insulated, very functional and very bright with its through bays.

The land is flat and a large part is already fenced.

It is composed as follows:

On one level there is an entrance to a living room with fireplace closed by an insert, a dining room and an open kitchen with central island of 65 m², a pantry of 15.45 m² and a master suite of 12 m² with Italian shower.

Upstairs, a landing of 16.28 m² welcomes us and provides access to three bedrooms of 8.18 m², 9.96 m², 9.18 m² as well as a shower room and bathroom of 6.12 m².

Aluminum and PVC double glazing

Septic tank

Electric heating (inertia radiators), and wood insert heating the entire house.

Outside, a gîte or guest house allows you to receive or make rental income. It consists on the ground floor of a living room of 21.50 m², a kitchen of 5.45 m² and a bathroom of 6.24 m².

Upstairs, a mezzanine has been transformed into a 14.78 m² bedroom.

Large bay windows bring in lots of light.

Aluminum and PVC double glazing

Pellet stove

Septic tank

Possibility of drawing water from the Lot.

Fiber in front of the property.

Possibility of purchasing additional land with the property, up to approximately 7 hectares, as well as a shed of approximately 500 m² which could be added to make a beautiful garage, henhouse, stables.....

