



# 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

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

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>

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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



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## • Description ref n°5729 •

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

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).

