



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5969

• House - Grézels •



## DETAILS

**Land surface:** 50732 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

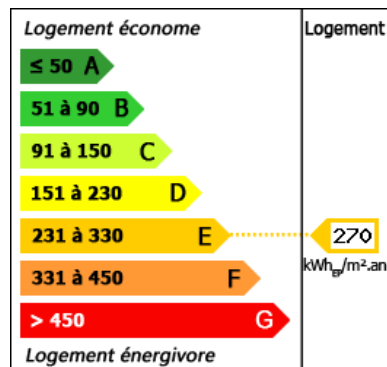
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the heart of the vineyards of the Lot, is this property with beautiful volumes, with its outbuildings, its swimming pool of 12X6m and its closed ground of approximately 3000 m<sup>2</sup>.

169 m<sup>2</sup> living

50 732 m<sup>2</sup>

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Price fees included

449 000 €

Agency fees: 4,4 % VAT included\*

Price without fees: 430 000 €

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





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## • Description ref n°5969 •

Renovated with taste and quality materials, this stone house dominates the countryside, in the heart of a peaceful hamlet, and will charm you with its five hectares mainly of wood requiring little maintenance and offering an unobstructed view.

The house is surrounded by a beautifully flowered garden with a few fruit trees.

You can enter it through the 15m<sup>2</sup> fitted kitchen, which overlooks a sumptuous 80m<sup>2</sup> living room with its fireplace closed by an insert, its through light thanks to the bay windows with electric shutters, its partly travertine floor, its beams and exposed stone walls and access to the terrace and swimming pool.

A bedroom of 23m<sup>2</sup>, a bathroom of 7m<sup>2</sup>, and a storeroom are on this same level.

A large covered terrace of 40m<sup>2</sup> with a travertine floor, allows access to two bedrooms of 12m<sup>2</sup> each with their bathroom of 4m<sup>2</sup> and 5m<sup>2</sup> which can be guest rooms thanks to their independent entrance.

Outside, a beautiful wrought iron staircase leads to an office with an old framework.

Four outbuildings have been added: A 21m<sup>2</sup> shed with a lean-to, a 19m<sup>2</sup> cellar, a 20m<sup>2</sup> summer kitchen in front of the swimming pool and a double garage for two cars with an electric door.

Aluminum double glazing from 2013

Wooden shutters

Electric heating

Septic tank

Travertine terrace

Electric pool shutter built in 2005

Ten-year invoices

Not suitable for horses. The remaining four and a half hectares are slightly sloping woods.

