Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5969 • House - Grézels •



DETAILS

Land surface: 50732 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

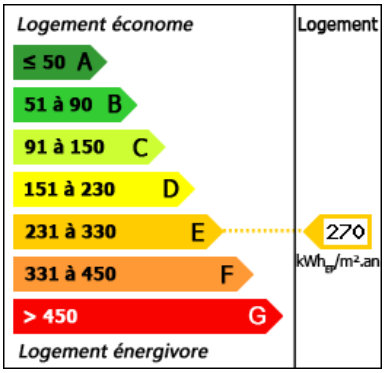
Swimming pool: Yes

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 m2.

169 m² living

50 732 m²

Non-binding document

Frédérique Bidois
Agent commercial
Tel : 06 74 55 44 56
https://valadie-immobilier.com
frederique@valadie-immobilier.com

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• 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 15m² fitted kitchen, which overlooks a sumptuous 80m² 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 23m², a bathroom of 7m², and a storeroom are on this same level.

A large covered terrace of 40m² with a travertine floor, allows access to two bedrooms of 12m² each with their bathroom of 4m² and 5m² 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 21m² shed with a lean-to, a 19m² cellar, a 20m² 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.







