



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6166

• House - Montcabrier •



DETAILS

Land surface: 1135 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Ancienne cuve de récupération d'eau

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed 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

EXCLUSIVELY: In a small village in the Lot, withdrawn in the countryside, is this property with its two barns and its lean-to on a plot of 1135m².

120 m² living

1 135 m²

Non-binding document

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Price fees included

160 500 €

Agency fees: 7 % VAT included*

Price without fees: 150 000 €

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



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Ideal second home or gîte activity!!

Surrounded by woods and fields, this quiet residence, without any nuisance, is composed as follows:

-A boletus with stone staircase
-A living room / dining room / open kitchen of 42.11 m² with insert propulsion.

In half-level:

-A bathroom of 4.41 m²
-A storage room that can be a dressing room of 7.27 m² (to be fitted out)
-A bedroom of 12.28 m².

Upstairs, a 16 m² corridor leads to:

-A bathroom of 4.91 m²
-Three bedrooms of 6.73 m², 8.88 m², 14.32 m².

Authentic elements have been preserved such as exposed stone walls, a sink typical of our region...bringing charm and cachet.

A cellar of 47.63 m² under the house allows you to keep your wine.

Outside is an adjoining barn of 100 m² with insulation under the roof (sandwich panels) and 5.39 meters high ceilings that can be converted.

A second barn of 28 m² is open.

A lean-to of 37 m² with its bread oven.

Wood heating (insert)

Hot water by gas boiler

Non-compliant septic tank

Wooden double glazing

Swimming pool area

Furnished sale.

