



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6995

• House - Penne-d'Agenais •



DETAILS

Land surface: 26116 m²

Number of bedrooms: 3

Number of levels: 4

Type of heating: Gas

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No 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

This house, strong in character, dominates the Lot which flows at the bottom of the Villeneuvoise valley, 500 M from the beautiful village of Penne D'Agenais, in the heart of a large wooded park covering more than two hectares.

232 m² living

26 116 m²

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Price fees included

395 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 374 000 €

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



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• Description ref n°6995 •

When you take the path that leads to this residence, you cross a park made up of cedars, fir, umbrella pine... and beautifully flowered for the greatest pleasure of the eyes, offering shade in summer.

The presence of this property, which is surrounded by its terrace, allows us to discover the valley.

It is spread over four levels as follows:

On the ground floor, an entrance of 7.60 m² with a cupboard, a bathroom of 5 m², a dining room of 16 m², a kitchen of 12 m², a living room of 45 m² with its fireplace closed by an insert with in its center a majestic staircase leading upstairs.

Very high ceilings and through light provide lots of clarity.

On the first floor, we find:

A master suite (bedroom, dressing room, bathroom) of 27.70 m²

A 17 m² bedroom with cupboard

A 7 m² bathroom with Italian shower

A 14 m² bedroom with cupboard

A 3 m² shower and separate toilet.

A 5.78 m² corridor serves everything.

On the second floor, an attic of 80 m² can be used for storage because the ceiling is quite low in certain places due to the framework.

The entire bottom of the house can be easily rehabilitated into an independent studio, it consists of: a summer kitchen of 11 m² with its barbecue, a scullery of 4.19 m², an office or bedroom of 11 m², a living room of 40 m² with a very old stone sink, opening directly onto the park allowing independent access.

There is also the 7 m² boiler room. (gas boiler)

Outside there is an outbuilding of approximately 40 m² which can be converted into a gîte (studio), or guest room.

It consists of a "living" room of 15 m², with drainage and water supply of 12.91 m², a shed of 12 m², opening onto a covered terrace, and decorated with a garage of 37 m² for two or three cars with electric roller shutters.

Water inlets and drainage connections to the sewer are provided.

On the garden level, a very beautiful wine cellar awaits

