



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7021

• Barn / Hangar - Frayssinet-le-Gélat •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 0

**Number of levels:** 0

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** No

**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 a quiet hamlet in the Lot, this barn is just waiting to be revived with an exceptional location!

You will enjoy the view of the countryside and the valley on a completely flat

84 m<sup>2</sup> living

3 000 m<sup>2</sup>

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Price fees included

57 000 €

Agency fees: 14 % VAT included\*

Price without fees: 50 000 €

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





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## • Description ref n°7021 •

Made in two parts, this barn will have to be rehabilitated to make a home.

It will offer you absolute calm and a beautiful dominant view of the surrounding countryside.

We find what could become a garage of 22.89 m<sup>2</sup> and a main part of 60.62 m<sup>2</sup> all in exposed stone with 5.27 m high ceilings. Possibility of making a floor, or a mezzanine.

The framework has remained authentic and in good condition.

Electric meter installed in the barn (linky)

Water network nearby (about ten meters)

Asbestos sheet roofing. (plan for possible asbestos removal).

No sanitation.

Interior design proposal in latest photos

