Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7149 • House - Puy-l'Évêque •



DETAILS

Land surface: 2245 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

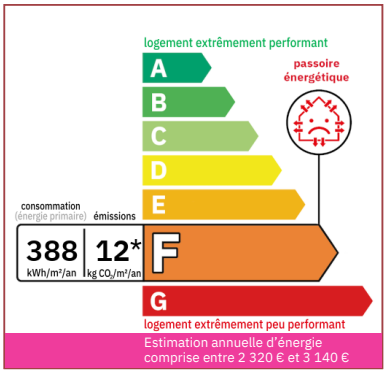
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



In a village in the Lot, close to the river, you will discover this stone property in a secluded corner 5 minutes by car or bike from amenities, served by a small country road.

95 m² living

2 245 m²

Non-binding document

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Price fees included

197 950 €

Agency fees: 7 % VAT included*
Price without fees: 185 000 €

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

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• Description ref n°7149 •

An interior courtyard welcomes us and a flower garden offers us a bucolic corner with its small orchard of cherry trees, apple trees, fig trees.....

The house is composed as follows:
We access by a 10m² bolet from a stone staircase, allowing us to enter a kitchen of 20.39m² where we discover its cantou and its wood stove with bread / pizza oven and hotplate.

A corridor of 6.05m² with built-in cupboards serves two rooms currently in living room of 20.60m² and bedroom of 11.26m², as well as a bathroom of 5m².
A second bedroom of 26.89m² is located near the kitchen and has built-in cupboards all in walnut.

From the corridor there is a trapdoor with a retractable staircase allowing access to the attic where there is a beautiful exposed frame.

Single glazing wood except one bedroom which has double glazing wood
Compliant sanitation
Electric and wood heating with its stove and pizza oven.

Outbuildings adorn the house:
-A stone barn of 150m² with old stables
-A chipboard shed of 80m²
-Two cellars under the house of 60m² and 10m², one of which is vaulted.
-A third cellar containing two old wine vats
-A garage closed by an automatic electric door for one car, with a bathroom and toilet, which can easily be transformed into a studio
-A former pigsty
-A well with its booster allows the watering of the garden.







