



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

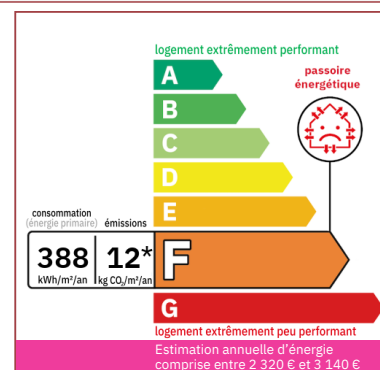
Swimming pool: No

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

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

212 000 €

Agency fees: 6 % VAT included*

Price without fees: 200 000 €

*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 via a 10m² boletus from a stone staircase, allowing us to enter a 20.39m² kitchen where we discover its inglenook fireplace and its wood stove with bread/pizza type oven and hotplate.

A 6.05m² corridor with built-in cupboards leads to two rooms currently comprising a living room of 20.60m² and a 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 hatch with a retractable staircase allowing access to the convertible attic where there is a beautiful exposed framework.

Single wooden glazing except one bedroom which has double wooden glazing

Compliant sanitation

Electric and wood heating with its stove.

Outbuildings decorate the house:

-A 150m² stone barn with old stables

-An 80m² agglomeration hangar

-Two cellars under the house of 60m² and 10m², including one vaulted.

-A third cellar containing two old wine vats

-A garage closed by an automated electric door for one car, with a bathroom and toilet, which can easily be transformed into a studio

-An old pigsty

