

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

Frédérique Bidois Agent commercial Tel : 06 74 55 44 56 https://valadie-immobilier.com frederique@valadie-immobilier.com 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 $6.05m^2$ with built-in cupboards serves two rooms currently in living room of $20.60m^2$ and bedroom of $11.26m^2$, as well as a bathroom of $5m^2$.

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.







