



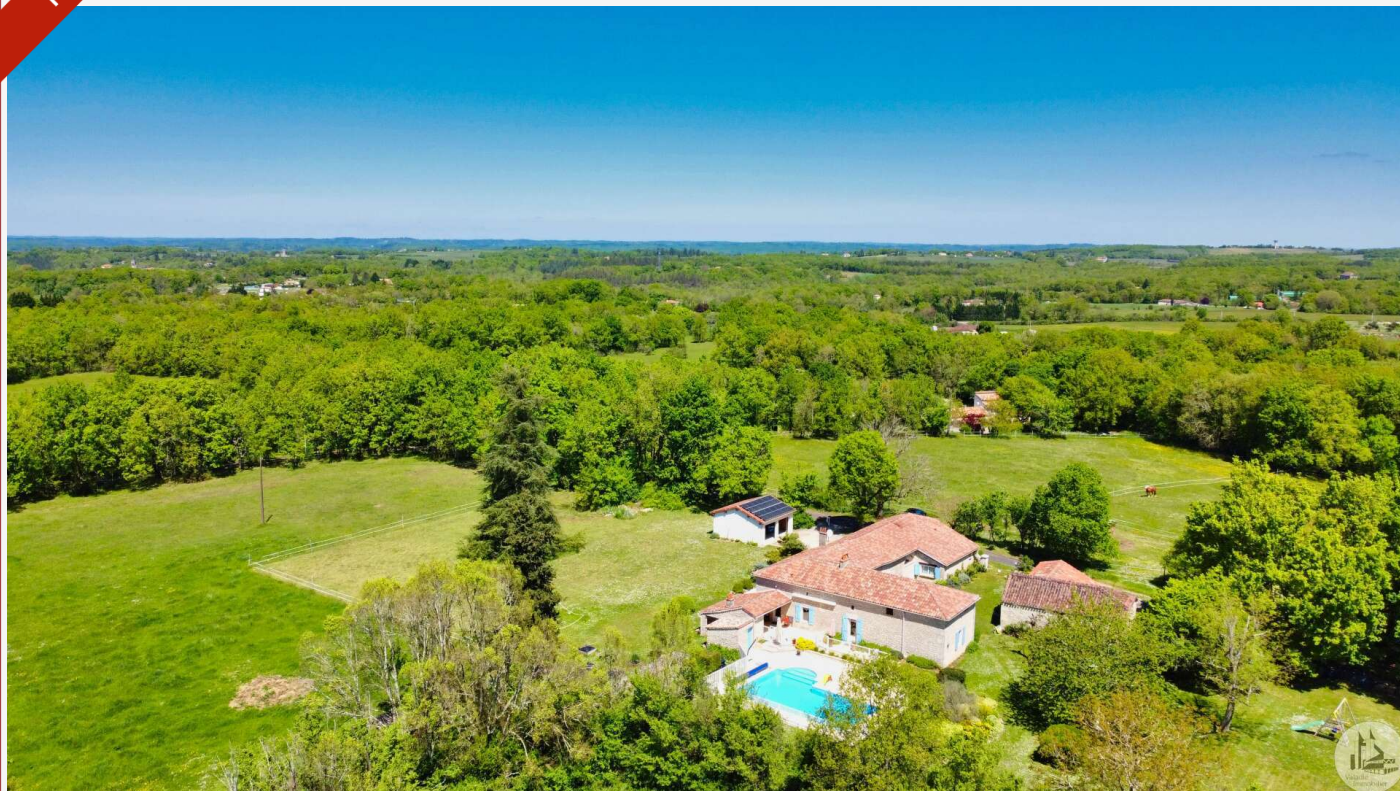
# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7587

• House - Mauroux •

FAVORITE



## DETAILS

**Land surface:** 31357 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

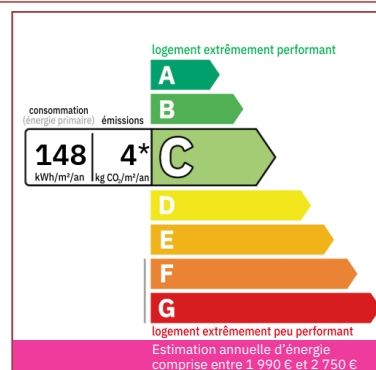
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



In the heart of the Lot countryside, at the end of a path, you will find this stone property, completely renovated with respect for authenticity, on more than 3 hectares, with swimming pool.

220 m<sup>2</sup> living

31 357 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

498 199 €

Agency fees: 6 % VAT included\*

Price without fees: 470 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°7587 •

Very energy efficient, rather economical and functional, this property has received a beautiful renovation on more than 200 m<sup>2</sup> of living space.

The house is mainly on one level, daily living rooms, bedrooms and bathrooms and the authentic elements have been preserved, stone sink, exposed beams, stone walls..

This house is composed as follows:

We arrive in an entrance of 5.62m<sup>2</sup> with hand basin and built-in cupboards, one of which contains the thermodynamic water heater, to then find a bright corridor of 20.65m<sup>2</sup> thanks to its stained glass windows, with the start of the staircase for a mezzanine of 37.39m<sup>2</sup> currently serving as an office and spare bedroom, with access to the attic for storage but insulated with glass wool and stirodur (too low) and not convertible.

This corridor also serves a kitchen of 19.92m<sup>2</sup> with access to a covered terrace, where there is a barbecue, and a swimming pool of 11x5m, then a living/dining room of 51.23m<sup>2</sup> with a fireplace closed by a propulsion insert heating the whole house, and a storeroom of 6.51m<sup>2</sup> with its sink.

Then another corridor serves three bedrooms of 19.75m<sup>2</sup>, 13.20m<sup>2</sup>, 12.90m<sup>2</sup> and two bathrooms of 8.20m<sup>2</sup> and 4.45m<sup>2</sup> with toilets on the same level.

A garage access for one car contains the heat pump and the hot water tank.

Double glazing Alu

Alu roller shutters, and decorative wooden shutters

Recent heat pump

Water softener

Lot water for the exteriors to fill the swimming pool or water the vegetable garden. (Subscription of 220€/year).

On the garden side, there is a 47.97m<sup>2</sup> stone barn used for storage, an old bread oven and a storage room of 10m<sup>2</sup> respectively. Then two spaces for two cars in a garage with solar panels installed on the roof in 2023 allowing self-consumption and EDF resale. (still under ten-year warranty)

A 10x5m swimming pool with a 2018 reinforced/welded

