



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7633

• House - Pays de Belvès •



## DETAILS

**Land surface:** 66193 m<sup>2</sup>

**Number of bedrooms:** 9

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

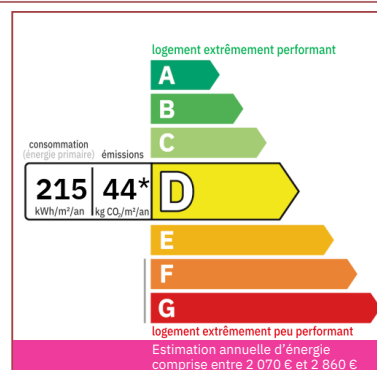
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1834



At the end of a path, in a green paradise, a privileged and peaceful location for this stone property with multiple attractions and preserved and enhanced old features.

310 m<sup>2</sup> living

66 193 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

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

Price fees included

709 800 €

Agency fees: 5 % VAT included\*

Price without fees: 676 000 €

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



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## • Description ref n°7633 •

Tastefully renovated stone property comprising a dwelling house of approximately 160 m<sup>2</sup>, three gîtes and outbuildings on a plot of 66,193 m<sup>2</sup> in one piece.

The main house consists on the ground floor of a main room with a kitchen open to the dining room with a closed insert, a distribution hall opening onto a living room and upstairs.

On the first floor, four bedrooms, two shower rooms and separate toilets. A balcony.

On the second floor, an insulated attic that can be converted.

In this building there are many outbuildings such as a laundry room, a workshop, barns...

A second building in which there is a gîte of approximately 30 m<sup>2</sup> with a kitchen open to the living room, with an insert, a bedroom and shower room with toilets. A storage room and an outbuilding that can accommodate a fourth gîte.

A covered courtyard.

A third building houses the two largest gîtes of approximately 60 m<sup>2</sup> each. They consist of a main room with kitchen open to dining room/living room, two bedrooms and a bathroom.

A fourth building called a dryer of approximately 160 m<sup>2</sup> with double access.

The travertine terraces access the land where there is an above-ground swimming pool, meadows and woods.

According to the owner, the roofs are in good condition.

All the frames are in PVC double glazing.

Individual high-capacity sanitation to standards.

Oil and electric heating.

