



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7644

• House - Puy-l'Évêque •



## DETAILS

**Land surface:** 1.87 ha

**Number of bedrooms:** 9

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

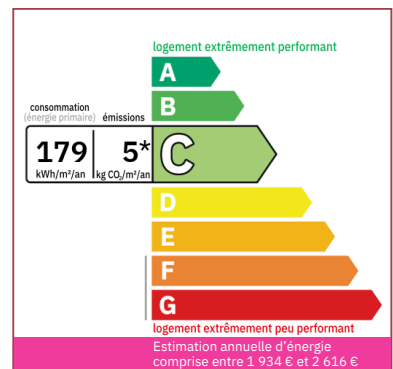
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1720



A stone's throw from Puy l'évêque, in a dominant position, superb stone mansion from the beginning of the 18th century of approximately 280 m2 and its guest house of approximately 140 m2 on almost two hectares. Ideal project

450 m<sup>2</sup> living

18 700 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

799 000 €

Agency fees: 5 % VAT included\*  
Price without fees: 761 000 €

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



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## • Description ref n°7644 •

Stone property from the early 18th century with two dwellings and outbuildings on a plot of 18,763 m<sup>2</sup>.

The main house, a mansion of approximately 280 m<sup>2</sup> is composed of;

On the ground floor, a main entrance hall living/dining room of approximately 45 m<sup>2</sup> with an imposing period open fireplace, a kitchen of approximately 20 m<sup>2</sup>, a corridor giving access to four bedrooms of approximately 16 to 35 m<sup>2</sup>, a shower room, a laundry room and toilets. A second space with a living room then a staircase leading to the first floor where there are two attic suites of approximately 14 and 37 m<sup>2</sup> then a fully convertible attic of approximately 80 m<sup>2</sup>.

At the front of the house a terrace of approximately 90 m<sup>2</sup> then an imposing staircase leading to the level of the courtyard and the garden where there are in the basement and on the side of the house three vaulted cellars of approximately 12, 40 and 50 m<sup>2</sup> and other outbuildings such as a cellar and a storage area.

a second building consists of outbuildings used as a garage of approximately 50 m<sup>2</sup>, a large barn of approximately 140 m<sup>2</sup>, then the second dwelling in continuity of approximately 140 m<sup>2</sup>.

This one is composed of;

On the ground floor, a main living room / dining room with open kitchen of approximately 45 m<sup>2</sup> and closed insert, a bedroom, a shower room / laundry room with toilet.

On the first floor; a hall / living room, two attic bedrooms of approximately 20 m<sup>2</sup> and a shower room.

A third barn-style building of about a hundred m<sup>2</sup>.

A park planted with century-old trees as well as period features such as the imposing stone pillars marking the entrance to the property surrounds the buildings.

Sanitation is collective and is done by the sewer system.

The roofs in good general condition need a revision mainly at the level of the master's house.

Oil and electric heating.

Mixed double and single glazing.

