Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8555 • House - Espère •



DETAILS

Land surface: 165661 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel+bois

Drainage/sewage: Septic tank

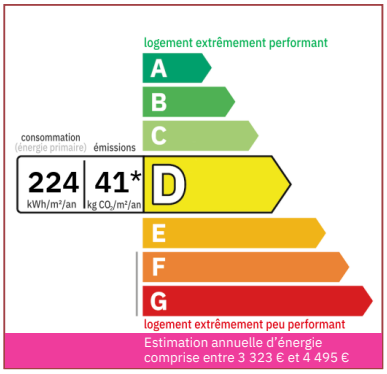
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified



This former farmhouse, close to Cahors (20 minutes away), surrounded by 16 hectares, divided into woods and meadows with outbuildings, overlooks the entire valley.

147 m² living

165 661 m²

Non-binding document

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Price fees included

318 000 €

Agency fees: 6 % VAT included*
Price without fees: 300 000 €

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

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• Description ref n°8555 •

Set amidst its grounds and along a lane, this house enjoys a commanding position. The entrance, via a staircase, leads to a 7.42m² hallway (containing a hatch providing access to the attic). This hallway opens onto a 25.99m² living room with a fireplace (closed by an insert) and panoramic views across the valley. A kitchen of 18.69m² also has a staircase leading downstairs. A second hallway then provides access to three bedrooms (12.44m², 9.42m², and 8.76m²) with beautiful hardwood floors, a 5.02m² bathroom with a shower and bathtub, and a 2.10m² dressing room.

On the garden level, an apartment offers the potential for rental income and comprises a 25.05 sq m living room, a 4.73 sq m kitchen, a 4.52 sq m bathroom with shower and bathtub, and a hallway leading to two bedrooms of 12.47 sq m and 9.73 sq m.

There are also two adjoining cellars containing the oil tank, the boiler, and two water heaters (one for the apartment and one for the main house).

Double-glazed wooden windows
Wooden shutters
Unconverted attic with fiberglass insulation
Non-compliant septic tank
Oil heating with a Viessmann boiler and a 1500L tank

Outside, there are outbuildings: a 170 sq m barn, a 30 sq m building, and two agricultural sheds of approximately 100 sq m each.









