



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8903

• House - Puy-l'Évêque •



## DETAILS

**Land surface:** 1119 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Located on the heights of Puy L'Evèque, you will enjoy an incredible view over the whole village and the valley with a flowery and wooded garden of 1114m<sup>2</sup>.

124 m<sup>2</sup> living

1 119 m<sup>2</sup>

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Price fees included

203 000 €

Agency fees: 6,8 % VAT included\*

Price without fees: 190 000 €

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



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## • Description ref n°8903 •

This house welcomes you through a gate onto a driveway, leading directly to the 12m<sup>2</sup> entrance hall which opens onto:

a 9.64m<sup>2</sup> kitchen with a breakfast bar leading to a 16.15m<sup>2</sup> living room with a balcony offering views, which in turn opens onto a 9.30m<sup>2</sup> dining room.

Next, there is a 3m<sup>2</sup> shower room, a 12.11m<sup>2</sup> bedroom with built-in wardrobes, and a second bedroom or office of 9.92m<sup>2</sup> with built-in wardrobes.

Outside, there is a 37.59m<sup>2</sup> single-car garage housing the heat pump and thermodynamic water heater, as well as a storage shed.

There is also access to a terrace which could be converted into an extension of the house with some work.

There is a pond, similar to a water reservoir, which could be used to create an above-ground swimming pool. PVC double glazing

Mains drainage

Heat pump installed in 2024 (under ten-year warranty)

On the garden level, accessed via a second gate, is a second driveway leading to a self-contained private apartment comprising a 36.28m<sup>2</sup> living room with open-plan kitchen, a 1.39m<sup>2</sup> utility room with a washing machine, a 3.85m<sup>2</sup> shower room, a 4.39m<sup>2</sup> dressing room, and an 11.03m<sup>2</sup> bedroom, offering potential for seasonal or year-round rental income.

PVC double glazing

Mains drainage

