Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8903 • House - Puy-l'Évêque •



DETAILS

Land surface: 1119 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

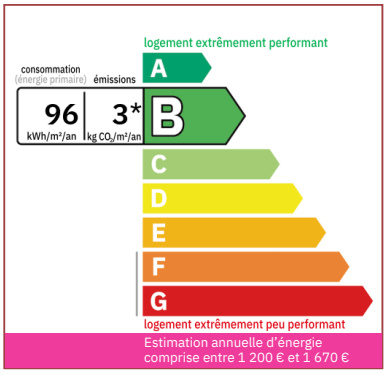
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



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 1114m².

124 m² living

1 119 m²

Non-binding document

Frédérique Bidois
Agent commercial
Tel : 06 74 55 44 56
https://valadie-immobilier.com
frederique@valadie-immobilier.com

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8903 •

This house welcomes you through a gate onto a driveway, leading directly to the 12m² entrance hall which opens onto:
a 9.64m² kitchen with a breakfast bar leading to a 16.15m² living room with a balcony offering views, which in turn opens onto a 9.30m² dining room.

Next, there is a 3m² shower room, a 12.11m² bedroom with built-in wardrobes, and a second bedroom or office of 9.92m² with built-in wardrobes.

Outside, there is a 37.59m² 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 36.28m² living room with open-plan kitchen, a 1.39m² utility room with a washing machine, a 3.85m² shower room, a 4.39m² dressing room, and an 11.03m² bedroom, offering potential for seasonal or year-round rental income.
PVC double glazing
Mains drainage









