



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6166

• House - Montcabrier •



## DETAILS

**Land surface:** 1135 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Ancienne cuve de récupération d'eau

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**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

**EXCLUSIVELY:** In a small village in the Lot, withdrawn in the countryside, is this property with its two barns and its lean-to on a plot of 1135m<sup>2</sup>.

120 m<sup>2</sup> living

1 135 m<sup>2</sup>

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°6166 •

Ideal second home or gîte activity!!

Surrounded by woods and fields, this quiet residence, without any nuisance, is composed as follows:

-A boletus with stone staircase  
-A living room / dining room / open kitchen of 42.11 m<sup>2</sup> with insert propulsion.

In half-level:

-A bathroom of 4.41 m<sup>2</sup>  
-A storage room that can be a dressing room of 7.27 m<sup>2</sup> (to be fitted out)  
-A bedroom of 12.28 m<sup>2</sup>.

Upstairs, a 16 m<sup>2</sup> corridor leads to:

-A bathroom of 4.91 m<sup>2</sup>  
-Three bedrooms of 6.73 m<sup>2</sup>, 8.88 m<sup>2</sup>, 14.32 m<sup>2</sup>.

Authentic elements have been preserved such as exposed stone walls, a sink typical of our region...bringing charm and cachet.

A cellar of 47.63 m<sup>2</sup> under the house allows you to keep your wine.

Outside is an adjoining barn of 100 m<sup>2</sup> with insulation under the roof (sandwich panels) and 5.39 meters high ceilings that can be converted.

A second barn of 28 m<sup>2</sup> is open.

A lean-to of 37 m<sup>2</sup> with its bread oven.

Wood heating (insert)

Hot water by gas boiler

Non-compliant septic tank

Wooden double glazing

Swimming pool area

Furnished sale.

