



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7149

• House - Puy-l'Évêque •



## DETAILS

**Land surface:** 2245 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

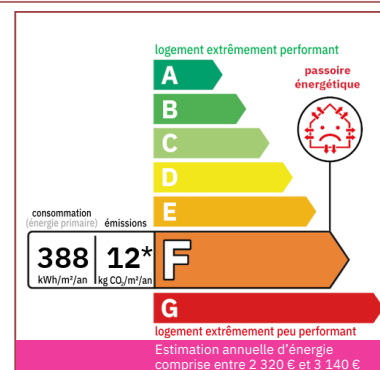
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a village in the Lot, close to the river, you will discover this stone property in a secluded corner 5 minutes by car or bike from amenities, served by a small country road.

95 m<sup>2</sup> living

2 245 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

197 950 €

Agency fees: 7 % VAT included\*

Price without fees: 185 000 €

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





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## • Description ref n°7149 •

An interior courtyard welcomes us and a flower garden offers us a bucolic corner with its small orchard of cherry trees, apple trees, fig trees.....

The house is composed as follows:

We access by a 10m<sup>2</sup> bolet from a stone staircase, allowing us to enter a kitchen of 20.39m<sup>2</sup> where we discover its cantou and its wood stove with bread / pizza oven and hotplate.

A corridor of 6.05m<sup>2</sup> with built-in cupboards serves two rooms currently in living room of 20.60m<sup>2</sup> and bedroom of 11.26m<sup>2</sup>, as well as a bathroom of 5m<sup>2</sup>.

A second bedroom of 26.89m<sup>2</sup> is located near the kitchen and has built-in cupboards all in walnut.

From the corridor there is a trapdoor with a retractable staircase allowing access to the attic where there is a beautiful exposed frame.

Single glazing wood except one bedroom which has double glazing wood

Compliant sanitation

Electric and wood heating with its stove and pizza oven.

Outbuildings adorn the house:

- A stone barn of 150m<sup>2</sup> with old stables

- A chipboard shed of 80m<sup>2</sup>

- Two cellars under the house of 60m<sup>2</sup> and 10m<sup>2</sup>, one of which is vaulted.

- A third cellar containing two old wine vats

- A garage closed by an automatic electric door for one car, with a bathroom and toilet, which can easily be transformed into a studio

- A former pigsty

- A well with its booster allows the watering of the garden.

