



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7527

• House - Puy-l'Évêque •



## DETAILS

**Land surface:** 45663 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

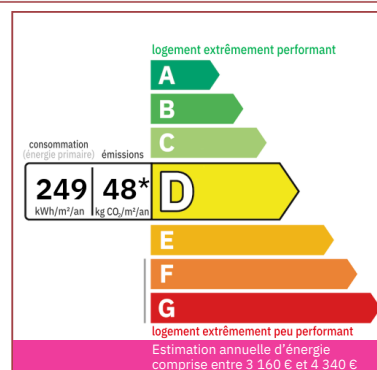
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1827



At the gateway to the Lot, nestled in the hills with no close neighbours, stone house of around 200 m<sup>2</sup> with dovecote and outbuildings on a wooded park of 4.5 hectares...

198 m<sup>2</sup> living

45 663 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

530 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 500 000 €

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





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## • Description ref n°7527 •

Stone property on land of 45663 m2 comprising;  
A single storey house with closed kitchen of 22 m2, a living/dining room of 38 m2 with fireplace, a veranda of 38 m2, two bedrooms of 18 m2, a shower room, a master suite of 25 m2 and separate toilets.  
Upstairs an attic of 130 with access to the dovecote.  
In the basement a laundry room and a cellar of 48 m2 with access to the outside.  
a pool house overlooking the chlorine swimming pool of 5 \* 12m.  
A barn of 400 m2.  
The roofs are in mechanical tiles.  
Double glazing.  
Collective sanitation.

