



Property - Puy Leveque



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 796,153.2

Location

Country: France
State/Region/Province: Occitanie
ZIP code: 46700
Posted: Jan 02, 2025
Description:

Just 2 minutes from the charming village of Puy-Leveque! Let yourself be seduced by this magnificent stone building, full of character, dating from 2006 and offering 230m2 of usable space including 168m2 of living space. Nestled on a vast estate of 5.4 hectares, this exceptional property harmoniously combines the charm of the old with modern comfort. Well, heat pump and many other assets to discover! It also offers a great seasonal profitability if the gîte activity interests you. Garden level (currently rented as a family gîte in July and August): Summer kitchen ideal for sunny days Two spacious bedrooms with direct access to the outside Functional bathroom (bath, shower, double sink) Separate toilet Ground floor: Large kitchen open to a dining room and a bright living room with wood stove Master bedroom with dressing room and private bathroom Separate toilet with washbasin Outbuildings and Amenities: Small stone house equipped with electricity, perfect for converting into a guest room or a guest room Closed garage with capacity for two cars Sauna: a real asset for your moments of well-being Workshop: ideal for your creative or personal projects Chicken coop and vegetable garden: for a life in tune with nature Well and gariotte: add a rustic and practical charm to the property whose land is suitable for a swimming pool Wooded land: mainly planted with oaks and of fruit trees, it offers an exceptional natural setting, conducive to relaxation in absolute calm without vis-à-vis. This unique property offers beautiful volumes and numerous development possibilities. Whether you are looking for a main residence, a vacation home, or a rental investment, this residence is a true haven of peace, without vis-à-vis, offering a peaceful living environment surrounded by nature. Don't miss this rare opportunity!

Built: 2006

Common



Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	168.82 sq m
Lot Size:	54000 sq m
HOA dues per month:	EUR 147

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating Fuel:	Coal
---------------	------

Energy efficiency

Energy Use (kWh/m ² /year):	110
--	-----

Building details

Parking:	Yes
Number of Garages:	1
Number of Floors:	2

Lease terms

Date Available:	
-----------------	--

Additional information

Website URL:	http://www.arkadia.com/TXNV-T18882/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	12033354846
-----------	-------------

