

Ref: A40608SGU46

Price: 360 000 EUR

agency fees to be paid by the seller

### Spacious 5-Bed Family Home with Pool & Valley Views















### INFORMATION

Town: Puy-l'Évêque

Department: Lot

Bed: 5

Bath: 2

Floor: 231.6 m2

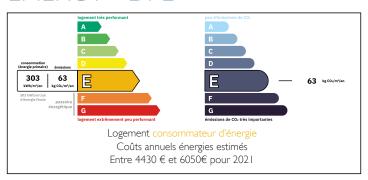
Plot Size: 3205 m2

### IN BRIEF

Perched above the beautiful Lot Valley, this spacious 5-bedroom home offers around 287 m² of flexible living space, a swimming pool, and breathtaking panoramic views over Puy-l'Évêque. Designed with versatility in mind, it can easily be arranged as two independent apartments — perfect for multi-generational living or a home with rental potential.

Set in peaceful surroundings yet only minutes from shops, restaurants, and vineyards, this is a rare opportunity to enjoy the best of the southwest French lifestyle – space, charm, and views to fall in love with.

### **ENERGY - DPE**



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LEGGETT

IMMOBILIER INTERNATIONAL

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# LOCAL TAXES

Taxe foncière: 1685 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

This attractive stone-and-render property offers around 287 m² of living space across two levels (approximately 170 m² on the ground floor including the garage and workshop, and 117 m² on the first floor, excluding the balcony). Set in an elevated position with sweeping views over the Lot Valley, the house combines space, light, and charm in a peaceful residential setting with a private swimming pool and established gardens.

Ground Floor – approx. 170 m² (including garage and workshop)

The ground floor provides extensive accommodation with great flexibility — ideal for creating a self-contained apartment for family use, guest accommodation, or seasonal rental income.

Kitchen  $(5.0m \times 4.10m)$  – spacious and well-fitted with rustic cabinetry and tiled worktops.

Dining Room  $(5.65m \times 5.40m)$  – a generous room opening onto the terrace and pool area, perfect for entertaining.

Study  $(3.5m \times 3.0m)$  – ideal for home working or conversion into a bedroom.

Entrance Hall  $(4.15m \times 2.5m)$  – central access point connecting the main rooms.

Bedroom 5 (3.5m  $\times$  3.2m) and Dressing Room (3.5m  $\times$  3.2m) – versatile spaces that could be reconfigured as an independent suite.

Boiler/Laundry Room  $(3.6m \times 2.75m)$  – practical utility area with outside access.

Garage (5.9m  $\times$  3.6m) and Workshop (7.2m  $\times$  3.6m) – excellent storage and workspace, with potential for further conversion if desired.

First Floor – approx. I  $17 \text{ m}^2$  (excluding balcony) The upper level offers comfortable family living with

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr