

## Panoramic Views, Pool & Dual Living Potential – Above Puy-l'Évêque



EXCLUSIVE

## INFORMATION

Town:	Puy-l'Évêque
Department:	Lot
Bed:	5
Bath:	2
Floor:	231.6 m <sup>2</sup>
Plot Size:	3205 m <sup>2</sup>



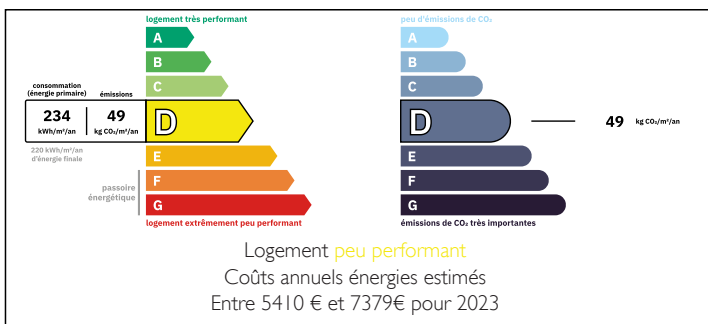
## IN BRIEF

Overlooking the Lot Valley with panoramic views towards Puy-l'Évêque, this character stone home offers generous volumes and a highly adaptable layout. Arranged over two levels, it can function equally well as a spacious family residence or as a home with independent accommodation — ideal for welcoming extended family or creating rental income.

With its private pool, mature gardens, balcony views and useful additional spaces, the property enjoys a peaceful setting just minutes from the shops, restaurants and year-round life of the village.

A versatile home combining outlook, flexibility and lifestyle appeal — well worth exploring in more detail.

## ENERGY - DPE



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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.



## DESCRIPTION

Elevated Stone Home with Pool & Panoramic Views over Puy-l'Évêque

Perched in an enviable elevated position above the Lot Valley, this attractive stone-and-render property offers approximately 287 m<sup>2</sup> of versatile living space across two levels. With sweeping views, a private swimming pool, and mature gardens, it combines space, flexibility, and tranquillity just moments from the heart of Puy-l'Évêque.

Ground Floor – Approx. 170 m<sup>2</sup> (including garage and workshop)

The lower level offers generous proportions and excellent potential for independent living.

Spacious fitted kitchen (5.0m x 4.10m) with rustic cabinetry

Large dining room (5.65m x 5.40m) opening directly onto the terrace and pool

Study (3.5m x 3.0m), ideal for home working or occasional bedroom use

Bedroom plus dressing room (each 3.5m x 3.2m), easily reconfigured as a suite

Boiler/laundry room with external access

Garage (5.9m x 3.6m) and substantial workshop (7.2m x 3.6m)

This level naturally lends itself to the creation of a self-contained apartment for extended family, guest accommodation, or seasonal rental income.

First Floor – Approx. 117 m<sup>2</sup> (excluding balcony)

The upper floor offers comfortable family living with panoramic views over the valley and medieval rooftops below.

## LOCAL TAXES

Taxe foncière: **1685 EUR**

## NOTES