

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 m2
Plot Size:	3205 m2

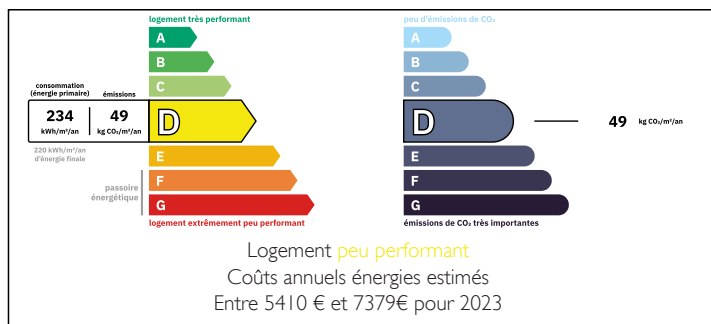
IN BRIEF

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.

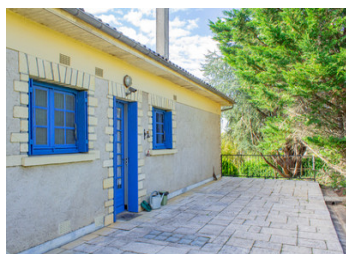
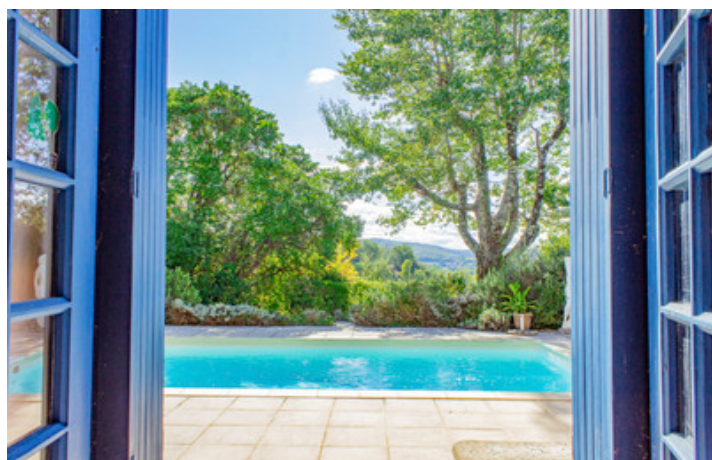
A versatile home combining outlook, flexibility and lifestyle appeal — well worth exploring in more detail.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1685 EUR

NOTES

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 m² 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 m² (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 m² (excluding balcony)

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