



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6680

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 1089 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Close to shops, a charming house from the 1950s with 70m<sup>2</sup> of living space with basement plus a second house from the 1900s in stone, fully restored. The houses are on 2 different plots.

70 m<sup>2</sup> living

1 089 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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





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## • Description ref n°6680 •

On two plots is located on one of them, a house from the 50s with a surface area of 75m<sup>2</sup> which consists of an entrance with a corridor of 6m<sup>2</sup>, which serves a living room of 18.59m<sup>2</sup>, a kitchen of 12m<sup>2</sup> with reversible air conditioning, a corridor of 5.76m<sup>2</sup> which serves three bedrooms of approximately 10m<sup>2</sup> each, a bathroom of 2.17 with access to the attic.

Access to the garage by a staircase with an area of 75m<sup>2</sup>.

Land of 691m<sup>2</sup>.

Oil heating.

cast iron radiators.

Double glazing upstairs..

On the second plot, a completely restored stone house with an area of 65m<sup>2</sup> which consists of a closed terrace of 3.17m<sup>2</sup> with an entrance which serves a bedroom of 15m<sup>2</sup>, a kitchen of 14m<sup>2</sup> followed by a living room of 15m<sup>2</sup>, adjoining the house a garage of 13m<sup>2</sup> with a wine cellar of 9.93m<sup>2</sup>.

Roof redone 20 years ago.

Land area 398m<sup>2</sup>.



To uses.

