



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6718

• House - Lauzun •



DETAILS

Land surface: 80 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

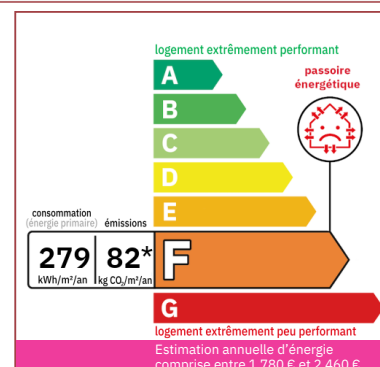
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: 1900



A stone complex with a main house with a studio and a courtyard, accommodation with a courtyard, a garage/workshop and a detached garden. Possibility of rental investment.

230 m² living

80 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

236 380 €

Agency fees: 6 % VAT included*

Price without fees: 223 000 €

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



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• Description ref n°6718 •

A stone ensemble divided into several accommodations including:

* A main house with a living area of approximately 117 m². with a studio of approximately 33 m², including:

- A living room of approximately 35 m², tiled floor, an open fireplace, cupboards, a French window onto the street, a staircase upstairs.
- A kitchen/dining room of approximately 14.7 m², tiled floor, sink, hood.
- A distribution corridor of approximately 5.2 m²
- A bedroom of approximately 10.5 m², tiled floor with a window overlooking an interior courtyard.
- A bathroom of approximately 5.8 m², tiled floor, earthenware walls, a shower, a bidet, a sink and a VMC.
- A separate toilet of approximately 1.5 m².

Upstairs :

- A landing of approximately 2 m², linoleum on the floor.
- A bedroom of approximately 21.2 m², linoleum on the floor, cupboards.
- A bathroom with a toilet, a sink, tiled floor, earthenware walls.
- A bedroom of approximately 15.6 m², linoleum with cupboards.
- A cave.
- An adjoining garage of approximately 17.8 m² with a door giving access to a private courtyard and the garage door opening onto the shared interior courtyard.

From the garage a staircase leads to a studio of approximately 33 m² including:

- A kitchen/dining room of approximately 16.6 m², sink, linoleum floor
- A living room of approximately 7.9 m², linoleum on the floor, a skylight
- A bathroom of approximately 4.8 m², tiled floor, earthenware walls, a shower, a toilet, a sink, cupboards.
- A bedroom of approximately 9.9 m², linoleum flooring.

Oil central heating.

Wooden joinery with single glazing.

Adjoining this building, a concrete block garage/workshop of 17m x 4.2m with a bathroom and toilet. Cemented floor.

An independent accommodation with a living area of approximately 80 m² with a private courtyard including:

- An entrance to a living room of approximately 14.2 m², tiled floor, an open fireplace, a French window opening

