

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6835

## • House - Sainte-Livrade-sur-Lot •



#### DETAILS

Land surface: 2413 m<sup>2</sup> Number of bedrooms: 4 Number of levels: 1 Type of heating: Aérothermie Drainage/sewage: Septic tank Swimming pool: No Ground floor living: No Work needed: No work Fireplace: No Built: Not specified



Functional and pleasant to live in HOUSE of 170m2, composed of 4 bedrooms and 2 bathrooms, with living space on one level, terrace and garden of 2413m2.

# 170 m<sup>2</sup> living

2 413 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 296 800 €

Agency fees: 6 % VAT included\* Price without fees: 280 000 €

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

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### • Description ref n°6835 •

House of 170 m2 built in 2011, which consists of: an entrance of 9.62m2 giving access to a large living room of approximately 64 m2, an equipped kitchen open to the living room of approximately 9 m2, a distribution corridor of 3, 50 m2 which serves a separate toilet with hand basin, a laundry room of 10.86 m2, an office or bedroom of 10.13 m2, a master suite of 18.55 m2 with a dressing room of 6 m2 and bathroom of 7, 33 m2. Upstairs:

Two bedrooms of 12.80 m2 and 11.69 m2 with terrace of 21 m2.

A bathroom with toilet of 4.4 m2.

Heated and cooled floor throughout the house (Aerothermal)

Double glazing with electric roller shutters.

Glass wool and rock wool insulation blown on roof. Hot water tank powered by solar panels and electricity.

Land of 2413 m2 fenced with electric gate. An attached garage of 30 m2 with electric gate. and vision phone.

Well with booster pump.











