



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2674

• House - Lauzun •



## DETAILS

**Land surface:** 13490 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

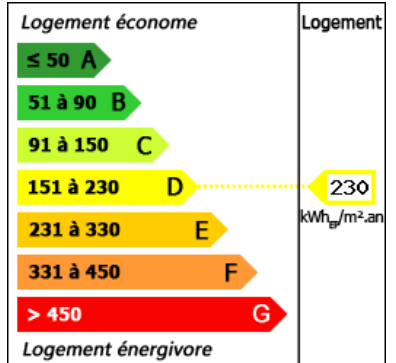
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Less than 5 min from a village, in a quiet and rural, large and beautiful stone country house, full of character, with garage, cellar and attic.

162 m<sup>2</sup> living

13 490 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2674 •

Stone house of character, of 1820, comprising : an entry by a dovecote with an entrance hall, bright (13,28 m<sup>2</sup>), a staircase to a room serving as an office/ painting studio, and a second floor with a second office. Since this second office : access to the attic.

On the ground floor : Living room (55 m<sup>2</sup>) with fireplace/insert, open onto a kitchen, a living room of about 25,8 m<sup>2</sup> (or office) with a marble fireplace, a room of about 12,2 m<sup>2</sup> (in a row) with a sink, a corridor of distribution (8,50 m<sup>2</sup>) serving 3 bedrooms (12,9 m<sup>2</sup> to 11.6 m<sup>2</sup> and 10.5 m<sup>2</sup>), a w. c independent, a bathroom (7.5 m<sup>2</sup>) with double basin, bathtub and sink.

Behind the kitchen : a wine cellar (3,9m<sup>2</sup>) with access to attic and access to the basement (56 m<sup>2</sup>).

N. B : The electricity meter of the house is currently on a dependence nearby. The buyer will need to do to move and install on the land plot of the property (estimate available)

A garage/awning/bucher, a well.

Fenced garden with an orchard.

