



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2733

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 1011 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gas

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**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

House of 130 m<sup>2</sup> which consists of a lounge, dining room, living room, kitchen, 3 bedrooms and a master bedroom suite, a bathroom, several toilets, a basement, a ground of 1011m<sup>2</sup> 5 MN the city center.

130 m<sup>2</sup> living

1 011 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

170 000 €

Agency fees: 6,3 % VAT included\*

Price without fees: 160 000 €

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



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## • Description ref n°2733 •

Townhouse of 130m<sup>2</sup> consisting of two floors. Ground floor:- Input: a corridor of distribution of 7.50 m<sup>2</sup>- Living room 12m<sup>2</sup> with fireplace- Dining room 17.18 m<sup>2</sup>- Show 12.82 m<sup>2</sup>- Kitchen 13.80 m<sup>2</sup> with door opening onto the rear garden and small laundry room with access to the basement. 1<sup>st</sup> etage:- Wooden staircase-A room of 17m<sup>2</sup>-A bedroom 12,80 m<sup>2</sup>-One-bedroom suite with 13.40 m<sup>2</sup> 3.75 m<sup>2</sup> room with shower, basin and WC Independent WC-Bathroom of 8m<sup>2</sup> with three basins, wc, bidet. 2<sup>nd</sup> Floor-A room of 11m<sup>2</sup> and attic cast iron radiators

