



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2862

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 2000 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** fuel + électrique

**Drainage/sewage:** Pit all waters

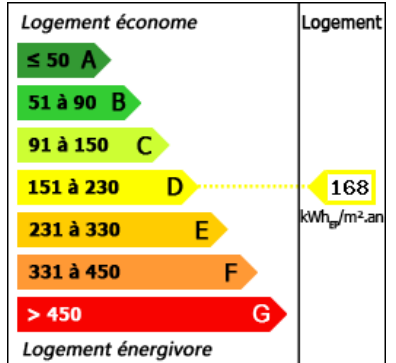
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Between Agen and VSL, house of 247m<sup>2</sup> of living space with 6 bedrooms, possibility of independent apartment. Land of 2000m<sup>2</sup> with swimming pool, summer kitchen, workshop and double garage.

247 m<sup>2</sup> living

2 000 m<sup>2</sup>

- Castillonnès -

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47330 Castillonnès

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Price

310 000 €

The agency fees are entirely at the cost of the seller



# Agence Immobilière Valadié

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## • Description ref n°2862 •

Lots of charm for this stone house, on the heights, with a panoramic view of the surroundings, comprising :

On the ground floor :

- entrance with closet (6m<sup>2</sup>)
- room with sink (2m<sup>2</sup>)
- w. c (1,5m<sup>2</sup>)
- a bathroom (6m<sup>2</sup>)
- boiler room (2,50m<sup>2</sup>)
- bedroom 1 with fitted wardrobes and access door onto the terrace (15m<sup>2</sup>)
- to the left of the entrance : living room with open fireplace with access to the outside and stairs up to the mezzanine, tiled floor as the majority of the ground floor (32m<sup>2</sup>)
- to the right of the entrance : dining room (27m<sup>2</sup>)
- corridors with wardrobes (15 m<sup>2</sup>)
- kitchen equipped with access on the outside (19m<sup>2</sup>)
- laundry with built in cupboards and access to the outside world (10m<sup>2</sup>)

Has the floor :

- mezzanine ideal for an office area, games, library (13m<sup>2</sup>)
- shower room with w. c (2m<sup>2</sup>)
- bedroom 2, master suite with shower room with Italian shower, double sinks, dressing area, w. c independent (21m<sup>2</sup>)
- chamber 3 communicating through a door with room 2, ideal space for a baby cot, then bed by following, access to a private terrace with views of the pool and stairs to get down (21m<sup>2</sup>)
- bedroom 4 with exposed beams (13m<sup>2</sup>)

Space that can be transformed into independent apartment (37m<sup>2</sup>), cottage or home of friends, with :

- independent entrance overlooking the outside and inside door communicating with the house.
- bedroom 1
- bedroom 2
- shower room with w. c
- room can be fitted in the kitchen.
- access to attic space available for development, possibility to make an additional bedroom.

Outside :

- swimming pool in the bean shape, with chlorine, with alkorplan.

