Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4294 • House - Villeneuve-sur-Lot •



DETAILS

Land surface: 600 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

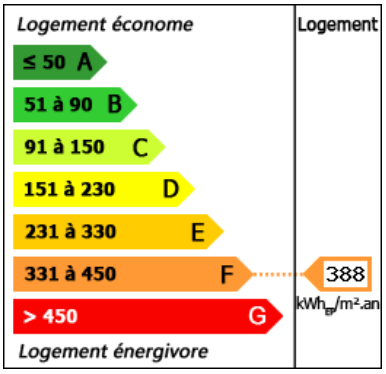
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1930



Lovely townhouse on two floors with large garage and cellar on the ground floor, attic fitted out and independent workshop, with fenced in garden. Close to shops and two steps away from the city centre.

181 m² living

600 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

88 000 €

Agency fees: 10 % VAT included*
Price without fees: 80 000 €

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

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Town house typical of the 30's to renovate, comprising :

On the ground floor :
- large garage with w. c (40,7m2)
- cellar (30m2)
- dark room-use of old laboratory pictures (7,9m2)
- summer kitchen (14,5m2)
- small veranda-use emissions.
- hallway with stairs leading to the first floor.

On the first floor :
- entrance hall (17m2 approx)
- part use formerly of the office, but that may perfectly be suitable for a bedroom (12,5m2)
- large living/ dining room separated by a glass door, with bow window, very bright (46m 2) with two chimneys.
- a kitchen with a room used for storage (15,5m2+5,8m2)

On the second floor:
- hall serving the different parts (13,8m2)
- 1 room left (14,8m2)
- room 2 left (14,4m2)
- room 3 right flower, with water point (16,8m2)
- room 4 right (16,6m2), with window doors giving on a balcony.

Hardwood flooring for the lobby and the rooms.
- shower room with sink (5,4m2) which can be maximized by combining the storage space located in front of (2,8m2)
- corridor with fitted wardrobes and en-suite w. c independent.
- wooden staircase leading to the attic space available for development (approximately 25m2), insulation polystyrene.

Outside :
- fenced in garden
- independent workshop of two parts, one on the ground floor, one upstairs.

Miscellaneous :
gas - fired central heating.
- public sewerage.
- reversible air conditioning upstairs.
- wood joinery with double glazing except entrance door in aluminium.







