



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4588

• Chalet - Mauroux •

SOLD



## DETAILS

**Land surface:** 600 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

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

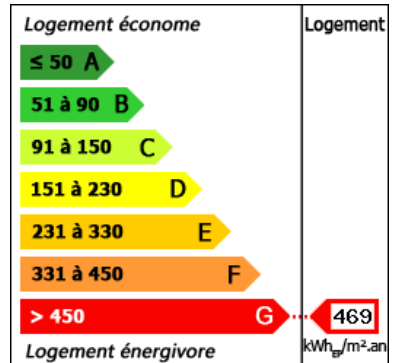
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



A chalet built in 1995 in very good general condition, in a holiday village in the Lot. Investment opportunity for vacation rental or main residence. On a plot of 600 m<sup>2</sup> approximately.

55 m<sup>2</sup> Carrez living

600 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

67 000 €

Agency fees: 11,7 % VAT included\*

Price without fees: 60 000 €

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



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## • Description ref n°4588 •

A wooden chalet built in 1995 comprising :

- An entrance by a covered terrace 9.3 m X 1,93 with a nice view on the surrounding countryside and beautiful sunsets. Exposed West.
- A kitchen of approx. 6.8 m<sup>2</sup> approximately, fitted and equipped.
- A living/dining room of approx. 20.4 m<sup>2</sup>
- A clearance of approx. 2.7 m<sup>2</sup> about serving :
- 2 bedroom of approx. 7.4 m<sup>2</sup>
- A cellar of approx. 4 m<sup>2</sup> with a door leading to the outside under the car port.
- A bathroom of approx. 5,5 m<sup>2</sup> with sink, a bathtub, a wc, vmc.

Comfort :

- Electric heating
- Sanitation by mains drainage.
- Wood joinery with double glazing.
- Tiled floor throughout.
- Sold furnished.

Additional Information :

- This chalet is in a ownership, annual charges are 1007 Euros + water and electricity according to consumption. The charges include maintenance of green spaces including private spaces, tv, wi-fi, pool maintenance, road maintenance.
- It is possible to make an investment purely for summer or annual rental; or acquire this property for a principal residence.
- Property tax : 468 € (2019)

The chalet is situated on a holiday village of 7 hectares, but the private surface is 600 m<sup>2</sup> around the house.

