



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4923

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 6000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** chauffage central au fuel + poêle à bois

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1982

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

Dwelling-house single storey located in a quiet and peaceful environment, with 4 rooms including one to finish, a swimming pool, a double garage and a park of 6000 m<sup>2</sup>.

106 m<sup>2</sup> living

6 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price

181 900 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°4923 •

The property consists of an entrance giving on to the living room and the dining room with a wood-burning stove.

Open kitchen on the whole entirely new.

A corridor of distribution allows it to serve the party night:

a first chamber (child's room), a second with a large walk-in closet and a separate office, this room is currently used as the master bedroom, the office can be converted in the future into a bathroom or bathroom to make an en-suite bedroom.

A separate bathroom with bath and double washbasin.

A third bedroom, and separate WC.

Behind the kitchen, access to the laundry room in which is located the tank with fuel, washing machines with water line and the boiler.

On the other side of the laundry room, one room to finish that can make use of the fourth bedroom.

Adjacent to this room a double garage with enough space to park two vehicles and store the garden stuff, and wood.

Outside nice plot of land planted with cherry and other fruit trees.

Large terrace with view on the environment and a pool of brand Waterclip in a diamond shape.

Double glazing everywhere in the house (PVC material).

