



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5579

• House - Blanquefort-sur-Briolance •



## DETAILS

**Land surface:** 11314 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel et bois

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** Yes

**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

It is in the heart of the Lot et Garonnaise countryside that you will find this house with its barns, its old cellar, on more than one hectare surrounded by its famous castles.

100 m<sup>2</sup> living

11 314 m<sup>2</sup>

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Price fees included

154 000 €

Agency fees: 6,2 % VAT included\*

Price without fees: 145 000 €

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





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## • Description ref n°5579 •

The house consists of a bright living room of 33m<sup>2</sup>, with its open fireplace (possibility of adding an insert) with an open kitchen of 12m<sup>2</sup>, two bedrooms of 16m<sup>2</sup> respectively, and a bathroom of 6m<sup>2</sup>. m<sup>2</sup>, served by a corridor of about 8 m<sup>2</sup> with a long covered terrace.

Outside there is a first outbuilding, an old cellar, of 53 m<sup>2</sup> then a barn of 150 m<sup>2</sup> with 7m50 high ceilings with an old frame, and a small adjoining barn of 58 m<sup>2</sup>.

The flat, wooded lot surrounds the property.

Double glazed PVC windows

Individual sanitation

Convertible attic

