Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6104 • House - Fumel •



DETAILS

Land surface: 1865 m²

Number of bedrooms: 1

Number of levels: 0

Type of heating: Electrique

Drainage/sewage: Everything in the sewer

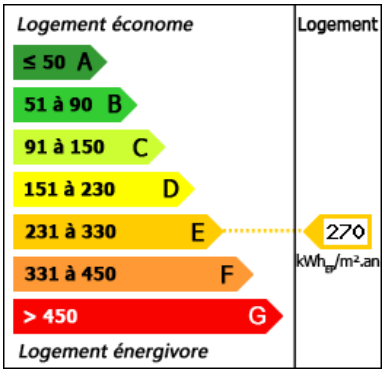
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



It is in a residential area that you can settle in peace surrounded by beautiful greenery with a wooded part on 1865 m² of land. But also, perfect for rental or a second home.

70 m² living

1 865 m²

Non-binding document

Frédérique Bidois
Agent commercial
Tel : 06 74 55 44 56
https://valadie-immobilier.com
frederique@valadie-immobilier.com

Price fees included

101 000 €

Agency fees: 9,8 % VAT included*
Price without fees: 92 000 €

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

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• Description ref n°6104 •

Semi-detached on one side, but not overlooked, offering great potential, this single-storey house of approximately 70m² to benefit from a beautiful renovation.
Very comfortable, and well insulated with its PVC double glazing, its roller shutters, its electric heating, it is composed as follows:
-A veranda of 17.34 m² allowing to enter
-A living/dining room with open kitchen of 38.11 m²

A corridor of 5.11 m² serves:
-A bedroom of 15m² with its dressing room to be fitted out
-An office or second dressing room of 4.48 m²
-A bathroom of 5 m²
Possibility of a pellet stove
Down the drain

Possibility of fitting out the attic (2m under ceiling).
Possibility of installing a wood or pellet stove, existing conduit

Outside is an outbuilding, to finish arranging which is composed as follows:
-An entrance of 7.68 m²
-A living room of 15.40 m²
-Two bedrooms of 12 m² and 10.17 m² with double glazing
-A kitchen of 10m²
-A bathroom 2.41 m²

A one-car garage of 10.07 m² with its workshop of 9.03 m² are attached to the outbuilding.
Second workshop of 15 m² behind the outbuilding.
Boiler room with two water heaters, one of which is recent
The 1865m² garden is flowered and planted with some fruit trees.
Pool area.

