



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6104

• House - Fumel •



## DETAILS

**Land surface:** 1865 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Electrique

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

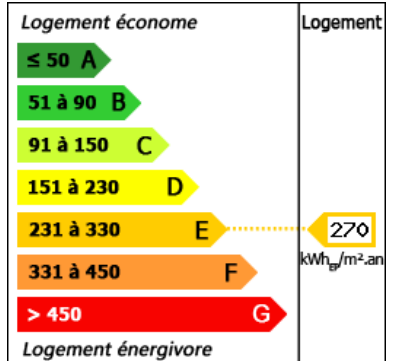
**Swimming pool:** No

**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 m<sup>2</sup> of land. But also, perfect for rental or a second home.

70 m<sup>2</sup> living

1 865 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto: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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6104 •

Semi-detached on one side, but not overlooked, offering great potential, this single-storey house of approximately 70m<sup>2</sup> 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 m<sup>2</sup> allowing to enter
- A living/dining room with open kitchen of 38.11 m<sup>2</sup>

A corridor of 5.11 m<sup>2</sup> serves:

- A bedroom of 15m<sup>2</sup> with its dressing room to be fitted out
- An office or second dressing room of 4.48 m<sup>2</sup>
- A bathroom of 5 m<sup>2</sup>

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 m<sup>2</sup>
- A living room of 15.40 m<sup>2</sup>
- Two bedrooms of 12 m<sup>2</sup> and 10.17 m<sup>2</sup> with double glazing
- A kitchen of 10m<sup>2</sup>
- A bathroom 2.41 m<sup>2</sup>

A one-car garage of 10.07 m<sup>2</sup> with its workshop of 9.03 m<sup>2</sup> are attached to the outbuilding.

Second workshop of 15 m<sup>2</sup> behind the outbuilding.

Boiler room with two water heaters, one of which is recent

The 1865m<sup>2</sup> garden is flowered and planted with some fruit trees.

Pool area.

