



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6615

• House - Saint-Sylvestre-sur-Lot •



## DETAILS

**Land surface:** 1424 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Poêle granulés+électrique

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

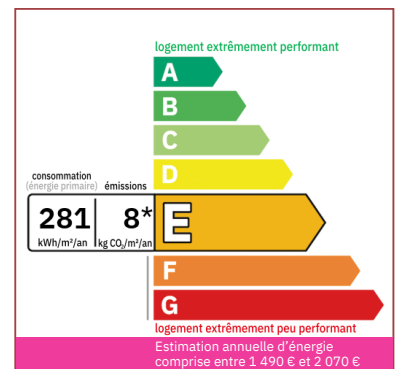
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



This real estate complex, in a residential area, consists of two terraced houses, which can be joined together to make a large family property of more than 200m<sup>2</sup> close to amenities on 1424m<sup>2</sup> of garden.

213 m<sup>2</sup> living

1 424 m<sup>2</sup>

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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



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## • Description ref n°6615 •

Located between Monsemprons-Libos and Villeneuve-Sur-Lot, this property offers you various opportunities.

The first house of approximately 111m<sup>2</sup>, is on one level and consists of an entrance via the kitchen of 31.11m<sup>2</sup> with its dining area and pellet stove, a living/dining room of 30.77m<sup>2</sup> bathed in through light with an open fireplace, where the ceilings have been redone while preserving the exposed beams, bringing character, then a veranda of 17.57m<sup>2</sup>, and two bedrooms of 16.43m<sup>2</sup> and 10.96m<sup>2</sup>, as well as a bathroom of 3.90m<sup>2</sup>.

The second house of 102m<sup>2</sup> consists of an entrance to the kitchen 15.51m<sup>2</sup>, a living room of 35.90m<sup>2</sup> with open fireplace, a corridor of 3.11m<sup>2</sup> and two bedrooms of 11.70m<sup>2</sup> and 12m<sup>2</sup> as well as a bathroom. water of 3.03m<sup>2</sup>.

Upstairs, there is a 33.01m<sup>2</sup> bedroom under the roof with two attic spaces (one with cumulus cloud).

You can join these two houses easily by opening a wall, in order to benefit of a large family home, or devote part of it to rental income.

A very pleasant garden, full of flowers and trees, welcomes us and a gate can be opened from the road to allow vehicles to enter.

PVC frame

A plot is classified as buildable.

PVC shutters and shutters

Everything in the sewer.

Two Linky meters.

Electric heating and pellet stove.

Swimming pool land.

Interior design proposal in last photo

