Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6615 • House - Saint-Sylvestre-sur-Lot •



DETAILS

Land surface: 1424 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Poêle granulés+électrique

Drainage/sewage: Everything in the sewer

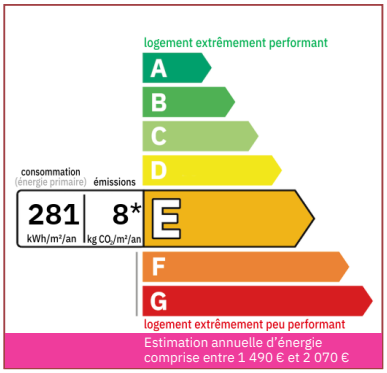
Swimming pool: No

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 200m² close to amenities on 1424m² of garden.

213 m² living

1 424 m²

Non-binding document

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

The first house of approximately 111m², is on one level and consists of an entrance via the kitchen of 31.11m² with its dining area and pellet stove, a living/dining room of 30.77m² 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 17.57m², and two bedrooms of 16.43m² and 10.96m², as well as a bathroom of 3.90m².

The second house of 102m² consists of an entrance to the kitchen 15.51m², a living room of 35.90m² with open fireplace, a corridor of 3.11m² and two bedrooms of 11.70m² and 12m² as well as a bathroom. water of 3.03m².

Upstairs, there is a 33.01m² 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







