



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 676

• House - Penne-d'Agenais •



## DETAILS

**Land surface:** 137420 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

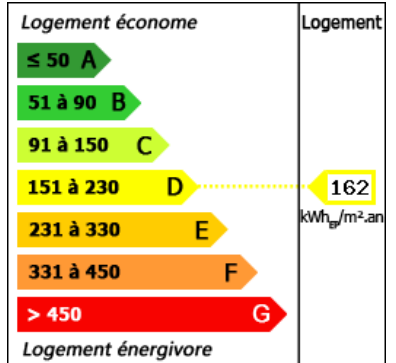
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Beautiful restored property near Villeneuve sur Lot, on a 13ha park a few meters from a lovely village at the end of a path with a panoramic view. Developing around 300 m2 of living space.

300 m<sup>2</sup> living

137 420 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

595 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 562 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°676 •

Property in a unique location, panoramic view, at the end of a path, all shops and 10 minutes from Villeneuve sur Lot.

Entrance hall 16 m<sup>2</sup> approx, living room with fireplace 34m<sup>2</sup> approx., dining room 18m<sup>2</sup> approx. Equipped 14 m<sup>2</sup>. Kitchen, bedroom I 30 m<sup>2</sup> approx. with ensuite bathroom with shower and toilet approx 10m<sup>2</sup> and adjacent room of 10 m<sup>2</sup> approx can serve as office or child's room.

Upper floor: 3 further bedrooms 18, 15 and 10m<sup>2</sup> with a bathroom with toilet 10 m<sup>2</sup>.

Access to the barn converted into living room with fireplace 75 m<sup>2</sup> approx, with more than 5m under roof.

Separate guest room approx 10m<sup>2</sup> with living 16m<sup>2</sup> approx and bathroom with wc 9m<sup>2</sup> approx.

Garage / boiler approx 60 m<sup>2</sup> + carport

12X6m pool with roman steps and electric blanket, water treatment with chlorine.

Source and sink.

