



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6835

• House - Sainte-Livrade-sur-Lot •



## DETAILS

**Land surface:** 2413 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Aérothermie

**Drainage/sewage:** Septic tank

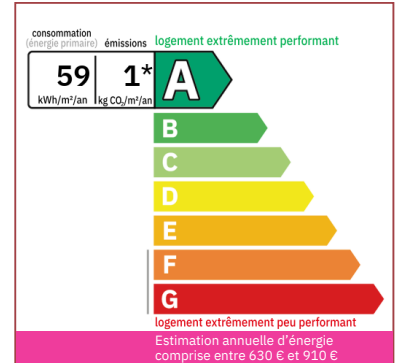
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Functional and pleasant to live in HOUSE of 170m<sup>2</sup>, composed of 4 bedrooms and 2 bathrooms, with living space on one level, terrace and garden of 2413m<sup>2</sup>.

170 m<sup>2</sup> living

2 413 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

296 800 €

Agency fees: 6 % VAT included\*

Price without fees: 280 000 €

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



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## • Description ref n°6835 •

House of 170 m<sup>2</sup> built in 2011, which consists of: an entrance of 9.62m<sup>2</sup> giving access to a large living room of approximately 64 m<sup>2</sup>, an equipped kitchen open to the living room of approximately 9 m<sup>2</sup>, a distribution corridor of 3, 50 m<sup>2</sup> which serves a separate toilet with hand basin, a laundry room of 10.86 m<sup>2</sup>, an office or bedroom of 10.13 m<sup>2</sup>, a master suite of 18.55 m<sup>2</sup> with a dressing room of 6 m<sup>2</sup> and bathroom of 7, 33 m<sup>2</sup>.

Upstairs:

Two bedrooms of 12.80 m<sup>2</sup> and 11.69 m<sup>2</sup> with terrace of 21 m<sup>2</sup>.

A bathroom with toilet of 4.4 m<sup>2</sup>.

Heated and cooled floor throughout the house (Aerothermal)

Double glazing with electric roller shutters.

Glass wool and rock wool insulation blown on roof.

Hot water tank powered by solar panels and electricity.

Land of 2413 m<sup>2</sup> fenced with electric gate.

An attached garage of 30 m<sup>2</sup> with electric gate. and vision phone.

Well with booster pump.

