



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7025

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 7988 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

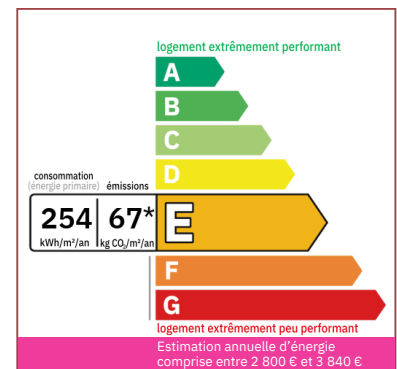
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1971



Property located at the edge of the lot in the countryside 4 km from Villeneuve sur lot, on land of 8000 m<sup>2</sup>, House on 2 levels, which can accommodate 2 dwellings,

150 m<sup>2</sup> living

7 988 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

302 100 €

Agency fees: 6 % VAT included\*

Price without fees: 285 000 €

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





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## • Description ref n°7025 •

House with a living area of approximately 150 m<sup>2</sup> built in 1971, on two levels consisting of: on the ground floor, a large living room with a kitchen equipped with cupboards, a boiler room with boiler and laundry room, two bedrooms, a bathroom with toilet, a staircase leads to the small floor, a large living room of 30 m<sup>2</sup> with a French window opening onto a balcony terrace with fireplace, two bedrooms, a bathroom wc, an office  
Outside: a covered terrace adjoining the house, a shed, a garage, a swimming pool shelter, a 12 m x 7 m chlorine swimming pool, with a liner, equipped with an alarm and a winter cover

Direct access to the LOT river, magnificent view of the Lot

