



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7045

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 790 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gaz + Bois

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

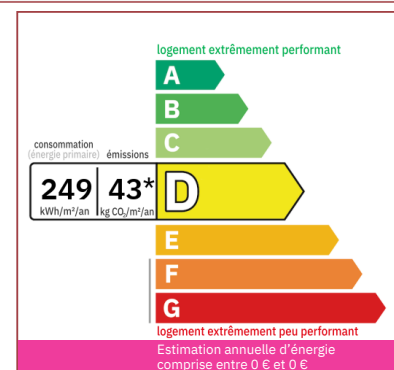
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



House near the center of Villeneuve sur Lot, 4 bedrooms, an adjoining garage with a large carport plus fenced land of 790m<sup>2</sup> with well.

110 m<sup>2</sup> living

790 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°7045 •

Fully restored 110m<sup>2</sup> house from the 1950s which consists of an entrance of 2.45m<sup>2</sup> which serves a bathroom of 3m<sup>2</sup>, a separate toilet, a bedroom of 10.50m<sup>2</sup>.

A kitchen of 11m<sup>2</sup>, a living room with closed fireplace of 20m<sup>2</sup>, a distribution corridor of 11m<sup>2</sup> which serves a bedroom of 11m<sup>2</sup>, a bedroom of 14m<sup>2</sup>, an office or bedroom of 10m<sup>2</sup>, an adjoining garage of 13m<sup>2</sup> with electric gate, a room rear of the garage with sink and exit to the garden. Upstairs a landing of 7m<sup>2</sup> with a bedroom of 10m<sup>2</sup>.

Double glazing throughout the house.

Gas heating.

Partly electric roller shutters.

Glass wool.

Basement of 26m<sup>2</sup>.

Well with pump

A carport adjoining the house.

