

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7147

• House - Lacapelle-Biron •



#### **DETAILS**

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

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

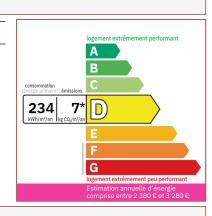
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

**Built:** Not specified



Charming stone house completely restored in the center of the village of Lacapelle Biron which consists of 4 bedrooms, 2 large living rooms and a magnificent Loggia.

160 m<sup>2</sup> living

No field

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

149 000 €

Agency fees: 6,4 % VAT included\* Price without fees: 140 000 €

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

Non-binding document



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### • Description ref n°7147 •

Fully restored village house which consists of an entrance to living room of 28.5m2 with kitchen area of 3.33m2, distribution corridor with laundry room of 7.78m2 plus an independent toilet with hand basin of 2.27m2;

An attached garage of 22m2 with electric opening.

Wooden staircase giving access to the first floor where there is a living room with fireplace of 18.57m2 followed by a loggia of 10.37m2.

A bathroom with toilet plus 2 sinks of 5.6m2, a bedroom of 8.6m2 followed by a corridor of 4.47m2 which leads to another bedroom of 12m2.

#### 2nd Floor.

A landing of 3m2 with a bedroom of 21m2 plus an adjoining bedroom of 11m2, a bathroom with toilet. Attic with tiled floor of 23m2.











