



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7234

• House - Lauzun •



## DETAILS

**Land surface:** 348560 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

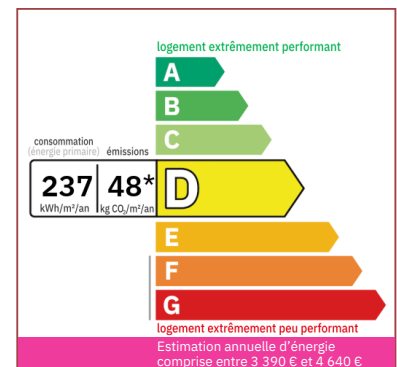
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Less than 10 minutes from shops, this property is ideal for an agricultural project with suitable infrastructure and a spacious house ready to accommodate a family.

160 m<sup>2</sup> living

348 560 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

542 850 €

Agency fees: 5 % VAT included\*

Price without fees: 517 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7234 •

A house renovated in the 90s and 2010s, with approximately 160 m<sup>2</sup> of living space, comprising: a living room (32.5 m<sup>2</sup>), modern fitted kitchen (10.3 m<sup>2</sup>), utility room (11.8 m<sup>2</sup>), 4 bedrooms, shower room (2 sinks, shower, toilet), an office, a laundry room and a toilet.

Oil central heating. Fireplace (closed fireplace) Double glazing and solar roller shutters.

Outbuildings: Old barn with extensions. Farm shed. 2 poultry buildings.

Land of 34.8 ha (mostly adjoining the buildings) including 23 ha of land.

