



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7236

• House - Lacapelle-Biron •



## DETAILS

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

**Number of bedrooms:** 1

**Number of levels:** 2

**Type of heating:** Without

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

This village house is a rare opportunity to renovate a property according to your tastes and needs. Perfectly suited for a family or a secondary home project, it is just waiting for your personal touch to regain all its splendor.

140 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

45 000 €

Agency fees: 12,5 % VAT included\*

Price without fees: 40 000 €

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



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## • Description ref n°7236 •

Discover this charming village house with a potential of 290 m<sup>2</sup> to renovate, to create the home of your dreams. Located in a picturesque setting, a quiet little village, this house extends over three levels, including:

On the ground floor: a spacious garage, a cellar offering practical storage space.

On the 1st floor: a bright living room of 45 m<sup>2</sup> with a fireplace, perfect for convivial moments to come, with family or friends, a large bedroom of 25 m<sup>2</sup>, also equipped with a fireplace.

On the 2nd floor: a large attic of 70 m<sup>2</sup>, offering numerous possibilities for development according to your desires

Outbuildings: At the rear of the house, a barn and a cellar of more than 100 m<sup>2</sup>, ideal for a workshop, additional storage or even an additional development project

Technical Information: Functional electricity and water, facilitating renovation work

Wood heating (fireplaces), for a warm and economical atmosphere

Strong points: generous surface area and modular spaces. Stamp and authenticity.

Large outbuilding offering potential for extension or development.

