



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7240

• House - Lacapelle-Biron •



## DETAILS

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

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

Don't miss the opportunity to acquire this house full of charm, combining authenticity and modern comfort and 5 minutes from shops.

134 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



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## • Description ref n°7240 •

Discover this character stone house, offering a living area of 134 m<sup>2</sup>, located in the heart of a small, picturesque and quiet village.

On the ground floor: A kitchen open to the living room and the dining room, decorated with an authentic fireplace, ideal for convivial evenings.

A convenient laundry room for your storage and maintenance needs.

Separate toilets for greater comfort.

On the first floor: A welcoming living room, perfect for moments of relaxation.

Two spacious bedrooms, including a large 24 m<sup>2</sup> bedroom.

Separate toilets for added convenience.

A modern and functional bathroom.

Second floor: An additional bedroom

Basement: A cellar, ideal for storage or as additional storage space.

Detached garden of 870 m<sup>2</sup>, approximately 200m.

