



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7259

• House - Savignac-sur-Leyze •



## DETAILS

**Land surface:** 4728 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Radiateurs PAC air/eau + panneaux solaire

**Drainage/sewage:** Septic tank

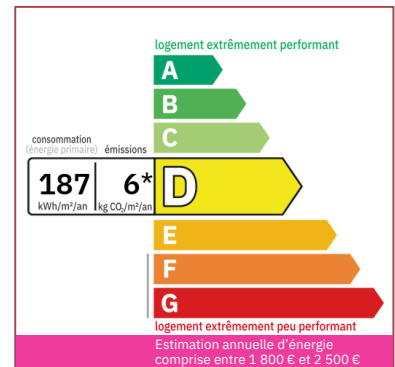
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1950



A stone complex with a fully restored house, a barn and a studio-type outbuilding. A swimming pool on a plot of approximately 5148 m<sup>2</sup>. Dominant view.

173 m<sup>2</sup> living

4 728 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

367 500 €

Agency fees: 5 % VAT included\*

Price without fees: 350 000 €

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



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## • Description ref n°7259 •

A stone house with a living area of approximately 186 m<sup>2</sup> comprising:

- An entrance into a kitchen of approximately 18.8 m<sup>2</sup>, tiled floor, a stone fireplace with a wood stove. High and low cupboards, a sink, gas hob, an extractor hood.
- A 5 m<sup>2</sup> distribution hall, tiled floor
- A separate toilet of approximately 1.8 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 15.6 m<sup>2</sup>, laminate flooring.
- A second distribution hall/dressing room of approximately 5.4 m<sup>2</sup>
- A bedroom of approximately 18.4 m<sup>2</sup>, tiled floor, a French window opening onto the swimming pool, a cupboard
- An office space of approximately 12.8 m<sup>2</sup>, tiled floor.
- A bathroom of approximately 9.5 m<sup>2</sup>, tiled floor, PVC walls, a bathtub, double sink, a shower, VMC.
- A bedroom of approximately 16.2 m<sup>2</sup>, parquet flooring, built-in cupboards made of wood.
- A living room of approximately 68 m<sup>2</sup>, tiled flooring, 3 French windows, reversible air conditioning, a fireplace with an insert, cathedral ceiling.
- A mezzanine of approximately 15.2 m<sup>2</sup>, parquet flooring.
- A storeroom of approximately 20.2 m<sup>2</sup>, concrete flooring.
- A covered terrace of approximately 23.6 m<sup>2</sup>, tiled.

Information elements:

- Aluminum joinery with double glazing and roller shutters.
- Fireplace with an insert and heat diffuser in the rooms.
- Heating by an air/water heat pump.
- Non-compliant sanitation
- Property tax: €1,432
- Solar panels on the roof of the house (resale €2,000/year, still 8 years of contract)
- Solar panels on the land for self-consumption.

Outside:

- A swimming pool of 11.5m X 3.5m with a staircase, chlorine, technical room, tiled beach all around.
- A barn of 13.7m X 16m, cemented floor, ceiling height of 7.5m at the ridge, roof redone in 1983. water and electricity, several openings.
- A habitable annex of approximately 38 m<sup>2</sup> with a fireplace, a French window and 2 windows, a shower room and a kitchen area.

