



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7327

• House - Villeneuve-sur-Lot •



DETAILS

Land surface: 1320 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: 1920

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

In a residential area, elegant colonial-style building with large grounds and swimming pool

280 m² living

1 320 m²

Pricaz Thibaut

Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

thibaut@valadie-immobilier.com

Price fees included

477 000 €

Agency fees: 6 % VAT included*

Price without fees: 450 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7327 •

1920 mansion of 280 m² on two levels. On the ground floor double living room, dining room, fitted kitchen of 23 m² opening onto a glass roof. Upstairs three bedrooms; One of 35 m² with shower room, a master suite of 28 m² with bathroom and one of 15 m². A fourth bedroom of 30 m² with two accesses, one of which opens onto the garden, can also be used for a liberal office or as a guest room. Large basements and laundry room. A garage of 40 m² independent of the house and a swimming pool of 5m * 3m on a pleasure plot of 1320 m².

