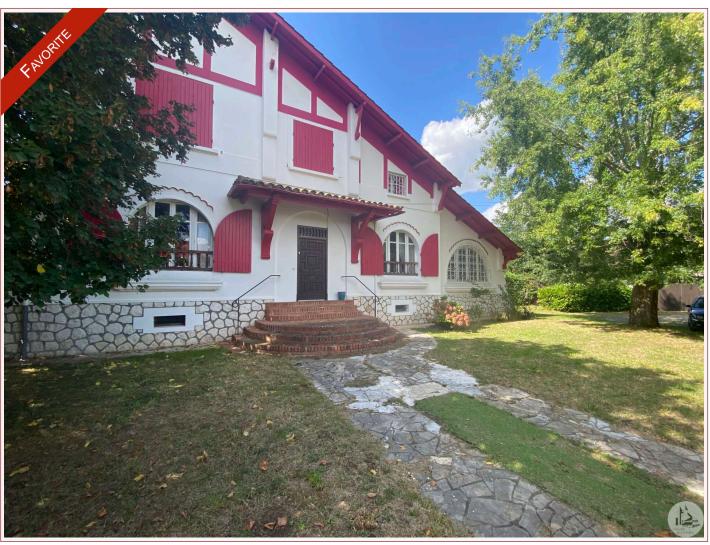


## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7327

House - Villeneuve-sur-Lot



#### **DETAILS**

Land surface: 1320 m<sup>2</sup>

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 DPE en cours

91 à 150 C 151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

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

### 280 m<sup>2</sup> living

1 320 m<sup>2</sup>

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

445 200 €

Agency fees: 6 % VAT included\* Price without fees: 420 000 €

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

Non-binding document



# 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.













