



# 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**

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 m<sup>2</sup> living

1 320 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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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



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## • Description ref n°7327 •

1920 mansion of 280 m<sup>2</sup> on two levels. On the ground floor double living room, dining room, fitted kitchen of 23 m<sup>2</sup> opening onto a glass roof. Upstairs three bedrooms; One of 35 m<sup>2</sup> with shower room, a master suite of 28 m<sup>2</sup> with bathroom and one of 15 m<sup>2</sup>. A fourth bedroom of 30 m<sup>2</sup> 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 m<sup>2</sup> independent of the house and a swimming pool of 5m \* 3m on a pleasure plot of 1320 m<sup>2</sup>.

