



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7345

• House - Miramont-de-Guyenne •



## DETAILS

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

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1850

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 village with all services and shops located 30 km south of Bergerac. House of 106 m<sup>2</sup> living space, living room, kitchen, lounge and 2 bedrooms and shower room

106 m<sup>2</sup> living

No field

Pricaz Thibaut

Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

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Price fees included

78 000 €

Agency fees: 11,4 % VAT included\*

Price without fees: 70 000 €

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





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## • Description ref n°7345 •

Semi-detached village house in exposed stone of 106 m<sup>2</sup>, with on the ground floor; a dining room of 25 m<sup>2</sup> with terracotta floor tiles, a kitchen of 19 m<sup>2</sup>, a shower room, separate toilet and a living room of 19 m<sup>2</sup>. Upstairs; two very large bedrooms of 25 m<sup>2</sup> each. As well as an attic of 58 m<sup>2</sup>. The roof is in good condition. Connected to the mains drainage

