



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7362

• House - Monclar •



## DETAILS

**Land surface:** 1200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

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

20 km from Villeneuve sur Lot, charming 142 m<sup>2</sup> house with all mod cons, 3 bedrooms and two bathrooms in the countryside.

142 m<sup>2</sup> living

1 200 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
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Price fees included

208 650 €

Agency fees: 7 % VAT included\*  
Price without fees: 195 000 €

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



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## • Description ref n°7362 •

Stone house of 142 m<sup>2</sup> on a plot of 1200 m<sup>2</sup> fenced in the countryside with panoramic view composed of; a large living room of 60 m<sup>2</sup> with closed insert, a separate equipped kitchen of 15 m<sup>2</sup>, an office, a laundry room, a bathroom, as well as 3 bedrooms including a master suite with private bathroom. All completely renovated with taste.

Electric gate and recent septic tank up to standards.

The roof is in good condition

For heating, reversible air conditioning with air / air heat pump. A terrace all around the house as well as a parking lot complete this property.

Double glazing for all the frames.

Existing solar panels on the house.

