



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7363

• House - Sainte-Livrade-sur-Lot •



## DETAILS

**Land surface:** 70 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel oil

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

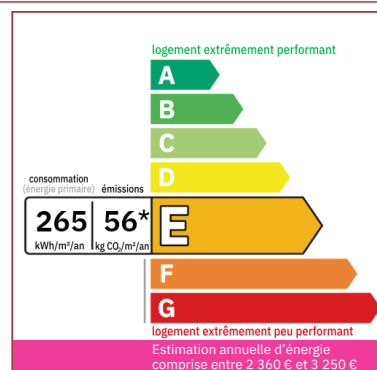
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



Sainte Livrade sur Lot area, charming semi-detached house in the heart of a hamlet in the countryside, not far from shops. Ideal for large families or rental.

196 m<sup>2</sup> living

70 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

129 000 €

Agency fees: 6,6 % VAT included\*

Price without fees: 121 000 €

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





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## • Description ref n°7363 •

Village house, family, in stones of 196 m<sup>2</sup> comprising; on the ground floor, a kitchen with insert, a large living room with exposed beams of 45 m<sup>2</sup> with fireplace, a storeroom, a boiler room and separate toilets all with three accesses to the outside. Upstairs; four bedrooms and a bathroom this one with double sink and Italian shower decorated with stained glass windows. On the second floor a fifth attic bedroom of 40 m<sup>2</sup>.

Recent Wiessman low consumption condensing boiler. Outside, a small garden of 70 m<sup>2</sup> decorated with fruit trees and an old bread oven.

