



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7382

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 1.5 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur sur radiateurs en fonte

**Drainage/sewage:** Septic tank

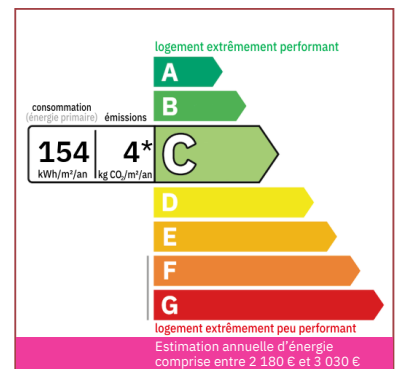
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1930



A property originally from the 1930s, renovated in 1998 and an extension made in 2005. A main house, 2 gîtes, a swimming pool, land of 1.47 ha including a plot of woods. Only a few minutes from the center of Villeneuve sur lot

337 m<sup>2</sup> living

15 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

549 000 €

Agency fees: 4 % VAT included\*

Price without fees: 528 000 €

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



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## • Description ref n°7382 •

A main house with a living area of approximately 254 m<sup>2</sup> comprising:

- An entrance hall of approximately 25 m<sup>2</sup>, tiled floor, access to a cellar of approximately 12 m<sup>2</sup> and direct access from the inside to the two garages.
- A large living room of approximately 117 m<sup>2</sup>, paneled cathedral ceiling, tiled floor, a bay window to a west-facing terrace. A pellet stove.
- A dining room overlooking the living room of approximately 23 m<sup>2</sup>, tiled floor
- A kitchen of approximately 20 m<sup>2</sup> with access to the outside onto a terrace. Kitchen fitted with high and low cupboards and equipped (integrated dishwasher, oven, sink, extractor hood, gas hob).
- A bedroom of approximately 13 m<sup>2</sup>, laminate flooring.
- From the living room a wooden staircase leading to a mezzanine/office of approximately 26 m<sup>2</sup>, carpeted floor, a bay window opening onto a south-facing terrace with a fish pond.
- A distribution corridor with a dressing room and a separate toilet, tiled floor, skylight.
- A shower room of approximately 5 m<sup>2</sup>, tiled floor, earthenware walls, with a shower, double sink, a heated towel rail and a VMC.
- A bedroom of approximately 25 m<sup>2</sup>, tiled floor, a panoramic window with a view of the woods, sliding cupboards.

Additional information:

- Heating by a heat pump connected with cast iron radiators, installed in 2022.
- Pellet stove in the living room and reversible air conditioning.
- Double-glazed aluminum joinery.
- Solar panels (16 panels) for self-consumption and a yield of €500/year.
- Thermodynamic water heater
- Electricity redone.
- Alarm system.
- Property tax: €4,395

A gîte of approximately 43 m<sup>2</sup> adjoining the house and accessible from the kitchen of the main house (this would allow an additional bedroom in the house):

A hallway with a toilet, a shower room, a living room with a sleeping area, a kitchen, a staircase to a mezzanine bedroom.

Reversible air conditioning, tiled flooring throughout,

