



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7408

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 2243 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

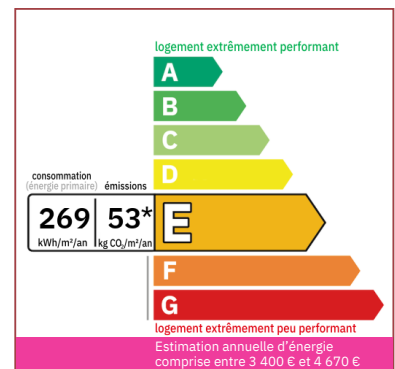
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Located near the Château de Biron, on the outskirts of a pretty village with shops. Discover this pretty house not overlooked.

170 m<sup>2</sup> living

2 243 m<sup>2</sup>

Non-binding document

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Price fees included  
**233 200 €**

Agency fees: 6 % VAT included\*  
Price without fees: 220 000 €

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





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## • Description ref n°7408 •

Stone house of 125 m<sup>2</sup> offering two independent dwellings on a landscaped garden of 2243 m<sup>2</sup> with orchard.

The first is composed on the ground floor; of a living room of 18 m<sup>2</sup> with closed insert, a fitted kitchen of 23 m<sup>2</sup>, a shower room with toilet and a storeroom. On the first floor; three bedrooms of 13, 12 and 9 m<sup>2</sup> as well as a bathroom with toilet.

The second single storey dwelling; of a living room of 19 m<sup>2</sup>, a bedroom of 10 m<sup>2</sup>, a fitted kitchenette and a bathroom with toilet. An attic of 60 m<sup>2</sup> in good condition is accessible by a garage for this one.

Many outbuildings such as; another garage, double, accessible from the back of the house, a shed of 40 m<sup>2</sup>, a chicken coop and a wood shed. Two large terraces, the first on the street side of 70 m<sup>2</sup>, the second surrounding the exterior on the garden side with a 25 m<sup>2</sup> covered courtyard. The roof is in good condition.

