



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7433

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 4900 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Geothermal

**Drainage/sewage:** Pit all waters

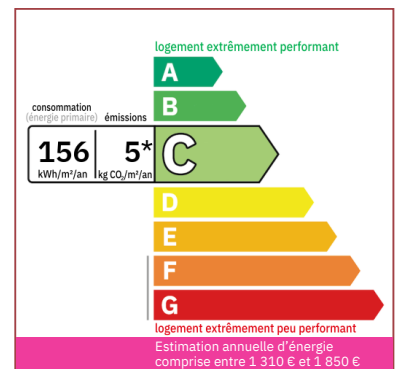
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



A few minutes from Villeneuve sur Lot, family home of 120 m<sup>2</sup> on large landscaped grounds

120 m<sup>2</sup> living

4 900 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*  
Price without fees: 170 000 €

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





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## • Description ref n°7433 •

Renovated farmhouse style house of 120 m<sup>2</sup> on landscaped grounds of 5000 m<sup>2</sup> with above-ground swimming pool.

It consists of a kitchen open to the living room of 36 m<sup>2</sup> with insert, three bedrooms of 12, 13 and 15m<sup>2</sup>, an office of 20 m<sup>2</sup> that can be used as a fourth bedroom, a bathroom with shower, a laundry room, and a separate toilet.

A garage of 17 m<sup>2</sup> and a workshop of 21 m<sup>2</sup> complete this property.

Outside, a terrace of 40 m<sup>2</sup> sheltered by a canopy provides access to an enclosed and wooded garden of 5000 m<sup>2</sup> with parking and functional gate.

Heat pump and reversible air conditioning.

All-water septic tank compliant and double glazing.

The roof is in good condition.

