



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7612

• House - Duravel •



DETAILS

Land surface: 946 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

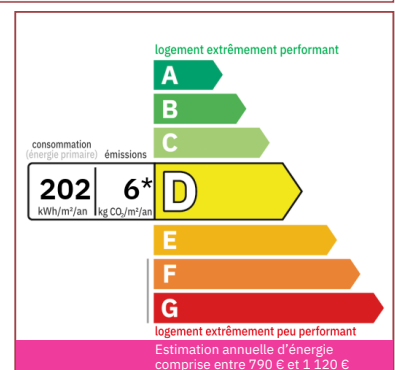
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



It is in a village steeped in history, Duravel, an ancient Gallo-Roman town, that life is good, in this single-storey house renovated with taste and charm, with a plot of 946 m².

130 m² living

946 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

175 000 €

Agency fees: 6,1 % VAT included*

Price without fees: 165 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7612 •

The village centre is accessible on foot, with its local shops and schools. Access via a manual gate or when you open the electric gate, you discover the garden, beautifully flowered with various terraces, which welcomes you, as well as a large vegetable garden, a workshop and a chicken coop.

The house is composed as follows:

- We enter directly into the living room of 40.63 m², living room/dining room/open kitchen with its pellet stove in the 2017 design style.

A corridor of 7.11 m² with various storage cupboards serves:

- A back kitchen of 5.11 m²
- A first bedroom of 19.33 m² with dressing room and office as well as a second dressing room of 7 m²
- A bathroom of 8.20 m² with Italian shower
- A toilet with washbasin of 2 m²
- A bedroom of 16.12 m² with its pellet stove and dressing room.
- A veranda of 19.68 m²

The kitchen remains largely equipped. It is modern, functional and timeless.

The attic is not convertible but insulated with cellulose wadding.

A 25.16 m² one-car garage is currently converted into a workshop and allows storage.

Mains drainage

Double-glazed PVC tilt-and-turn windows everywhere except a bedroom window and the veranda.

Wooden shutters

A carport

Rainwater recovery tanks for a total of 4000 liters

Electricity in the middle of the garden

A 2 m² wine cellar

