



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7743

• House - Villeneuve-sur-Lot •



DETAILS

Land surface: 19054 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

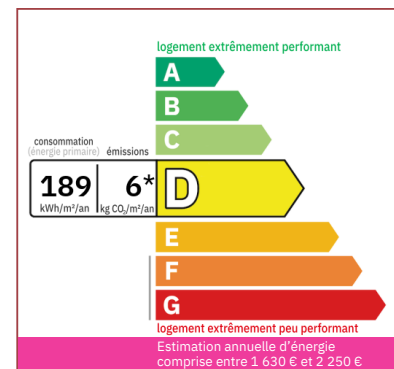
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



Close to amenities 5 minutes away, this stone house has been renovated with respect for authenticity, with development potential on a plot of 19054m².

138 m² living

19 054 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

378 000 €

Agency fees: 5 % VAT included*

Price without fees: 360 000 €

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



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A superb flowered and wooded garden welcomes us, spanning almost 2 hectares, with no noise or visual disturbance. It could be suitable for 1 or 2 horses, with the outbuildings suitable for stables.

The house features a 20m² covered terrace facing south, providing access to the house. We enter the 36m² living/dining room with a fireplace lined to accommodate a wood-burning stove, as well as a 20.27m² fitted kitchen with a dining area. Continuing on, a 6.52m² pantry houses the electric boiler for the underfloor heating on the ground floor and for the radiators upstairs, and the water heater.

There is also access to the toilet.

A superb period staircase, all oak and functional, leads to the upper floor, where we arrive at a 6.62m² landing leading to three bedrooms: the first, slightly sloping attic, measures 25.50m² with a 5.21m² bathroom with a heated towel rail and mechanical ventilation. The second, currently used as an office, measures 12.15m² and has built-in closets. The third measures 14.48m² and has a non-functional antique fireplace. Next to these two bedrooms is an 8.84m² bathroom with mechanical ventilation and a separate toilet.

A hatch on the landing provides access to the attic, which cannot be converted.

PVC double-glazed windows

Aluminum shutters, except for the barn, which has two wooden shutters.

Outside, there's an attached 40m² garage and a barn of nearly 200m², just waiting to be renovated. Water, electricity, and drainage connections are already installed.

A former pigsty is located opposite the garage, and the roof connects it.

Compliant septic tank

There are three wells on the property, as well as a spring.

