



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7763

• House - Penne-d'Agenais •



DETAILS

Land surface: 300 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Electrique, climreversible et poêle à bois

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

Rare deal, very beautiful view In a tourist village 8 km from Villeneuve sur lot, and close to the LOT, contemporary house of 325 m², in perfect condition which can be divided or made into one lot, very beautiful view South exposure

325 m² living

300 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

550 000 €

Agency fees: 5,8 % VAT included*

Price without fees: 520 000 €

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



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• Description ref n°7763 •

Beautiful contemporary house built on the foundations of a stone house, the whole is in perfect condition, with a living area of 325 m². This building is divided into three apartments that can be easily combined.

- A 140 m² 4-room apartment consisting of a beautiful 70 m² living room opening onto an 80 m² terrace. The room is equipped with a wood-burning stove.

A hallway opens onto a fitted kitchen and serves 3 bedrooms, a shower room, toilet, and a separate toilet.

- A 75 m² 3-room apartment that can be connected to the previous one.

- A 110 m² 4-room apartment with arched windows and an 80 m² terrace.

A 70 m² workshop that can be connected to the previous one and opens onto the 330 m² garden.

Several entrances are possible. Double glazing, aluminum frames.

Reversible air conditioning and auxiliary electric heating.

Independent water and electricity meters.

3 parking spaces.

Two cellars, each 50 m², with street-level access, one under the terrace and one under the kitchen and dining room.

