



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7770

• House - Sainte-Livrade-sur-Lot •



## DETAILS

**Land surface:** 549 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**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

At the gates of a country house, close to all shops, house for sale with great potential for renovation.

96 m<sup>2</sup> living

549 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

98 000 €

Agency fees: 8,9 % VAT included\*

Price without fees: 90 000 €

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



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## • Description ref n°7770 •

House of 96 m<sup>2</sup> to restore which consists of an entrance on patio with access to the main entrance of the house of 10.22m<sup>2</sup> which serves a living room of 40m<sup>2</sup>, two bedrooms of 14m<sup>2</sup> each, a shower room 5.79 m<sup>2</sup>, a kitchen of 11.75 m<sup>2</sup> with rear patio of 7m<sup>2</sup>.

An adjoining garage of 25 m<sup>2</sup> with electric gate.

Dependent garage at the back approximately 40 m<sup>2</sup>.

On a plot of 549 m<sup>2</sup>.

Oil heating

Connection to the sewer.

Reversible air conditioning in the living room.

