



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7819

• House - Villeneuve-sur-Lot •



DETAILS

Land surface: 506 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Bois + Clim réversible

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: Yes

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

Charming 1970s house, fully restored, consisting of 2 independent dwellings with swimming pool and 127m² terrace plus 100m² covered terrace.

135 m² living

506 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

217 300 €

Agency fees: 6 % VAT included*

Price without fees: 205 000 €

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



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• Description ref n°7819 •

Fully restored 1970s house consisting of two dwellings.
On the ground floor: a 19.59m² living room, a 15.56m² fitted kitchen, a 13m² bedroom, and a 9m² bathroom with a shower.

Electric shutters throughout.

Upstairs:

A balcony with French doors and an entrance door opens onto a 20m² living room with a closed fireplace, a 17m² fitted kitchen, a 10.40m² bedroom, a 9m² bedroom, and a 5m² shower room.

Wooden shutters throughout.

Reversible air conditioning plus a closed fireplace and radiators in the bedroom and shower room.

Exterior:

Electric gate.

100m² covered terrace with electric gate.

A laundry room plus a pool room and separate toilet.

10x5m swimming pool with a 127m² terrace.

