



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7864

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 1185 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Without

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** Yes open 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

Great potential for investment, possibility of building several private dwellings, exceptional location.

496 m<sup>2</sup> living

1 185 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

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°7864 •

Former factory in the city center with a surface area of 380m<sup>2</sup> with a house of 120m<sup>2</sup> plus 260m<sup>2</sup> of adjoining building, offering several possibilities for reconstruction of housing with several dwellings, parking or other.

