



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7871

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 153 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Gas

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

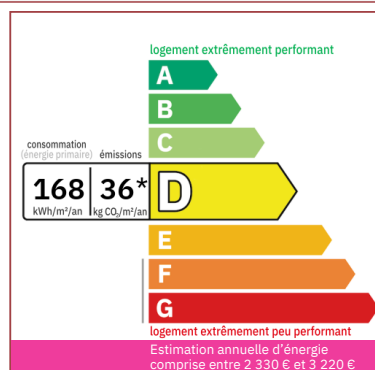
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Character house of 130m<sup>2</sup> with 4 bedrooms in the town center of Villeneuve sur Lot.

130 m<sup>2</sup> living

153 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included\*

Price without fees: 110 000 €

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





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## • Description ref n°7871 •

This 135m<sup>2</sup> townhouse comprises an entrance hall (16.50m<sup>2</sup>) leading to a 15.29m<sup>2</sup> kitchen, a large 27.61m<sup>2</sup> living room with an open fireplace, and a 6.43m<sup>2</sup> shower room.

1st floor:

A 9.24m<sup>2</sup> landing with a 21m<sup>2</sup> bedroom, a second 16.63m<sup>2</sup> bedroom with access to an 11.02m<sup>2</sup> terrace, a 4.09m<sup>2</sup> separate toilet, and a 4.09m<sup>2</sup> shower room.

2nd floor:

A 2.63m<sup>2</sup> landing, a 21m<sup>2</sup> attic bedroom, a 3.44m<sup>2</sup> walk-in closet, and a 22m<sup>2</sup> attic space. A basement of approximately 130m<sup>2</sup> (1,400 sq ft) with access from inside the house, plus a 75m<sup>2</sup> (780 sq ft) garden.

The house was restored in the 1970s. The downstairs bathroom was recently redone, along with the roof, which is 6 years old, and the boiler, which was replaced 2 years ago.

Single glazing throughout except in the kitchen.

No insulation.

Electricity and plumbing from the 1970s.

Town gas.

Mains drainage.

