



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7871

• House - Villeneuve-sur-Lot •



DETAILS

Land surface: 153 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Everything in the sewer

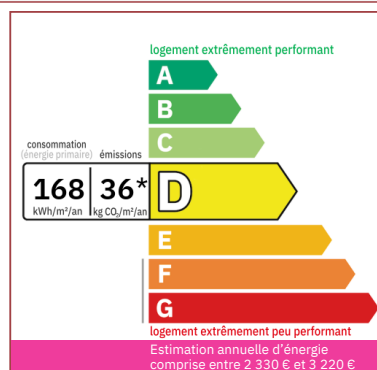
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Character house of 130m² with 4 bedrooms in the town center of Villeneuve sur Lot.

130 m² living

153 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

93 000 €

Agency fees: 9,4 % VAT included*

Price without fees: 85 000 €

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



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This 135m² townhouse comprises an entrance hall (16.50m²) leading to a 15.29m² kitchen, a large 27.61m² living room with an open fireplace, and a 6.43m² shower room.

1st floor:

A 9.24m² landing with a 21m² bedroom, a second 16.63m² bedroom with access to an 11.02m² terrace, a 4.09m² separate toilet, and a 4.09m² shower room.

2nd floor:

A 2.63m² landing, a 21m² attic bedroom, a 3.44m² walk-in closet, and a 22m² attic space. A basement of approximately 130m² (1,400 sq ft) with access from inside the house, plus a 75m² (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.

