



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7929

• House - Castelmoron-sur-Lot •



## DETAILS

**Land surface:** 13 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big 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

Magnificent property of 11h with breathtaking views of the countryside which offers an old house to be restored with a large barn, a tobacco drying shed plus an old pigsty partly rehabilitated into a dwelling.

165 m<sup>2</sup> living

130 000 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

328 600 €

Agency fees: 6 % VAT included\*

Price without fees: 310 000 €

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





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## • Description ref n°7929 •

Property spanning 11.5 hectares with 3 buildings:

- An old house to be restored, measuring 165m<sup>2</sup>, comprising a 32.5m<sup>2</sup> entrance hall leading to a 34m<sup>2</sup> living room with a wood-burning stove, and a 30m<sup>2</sup> kitchen with a wood-burning stove.

A 33m<sup>2</sup> bedroom with a wood-burning stove, a 35m<sup>2</sup> bedroom. Outside, under the entrance porch, on the side, there is a room containing a shower room and a 4.5m<sup>2</sup> laundry room.

Outside:

A 93m<sup>2</sup> tobacco barn to be restored.

A 266m<sup>2</sup> barn.

A former pigsty that has undergone an extension, with work beginning to convert it into a living space. The roof was redone in 2006. The main room measures 82m<sup>2</sup>, with a 12m<sup>2</sup> back room, plus two future master bedrooms of 40m<sup>2</sup> and 39m<sup>2</sup>. Land measuring 11.5 hectares.

The main house floor was redone in 2015 and the roof was redone in 2009.

Well.

No septic tank.

