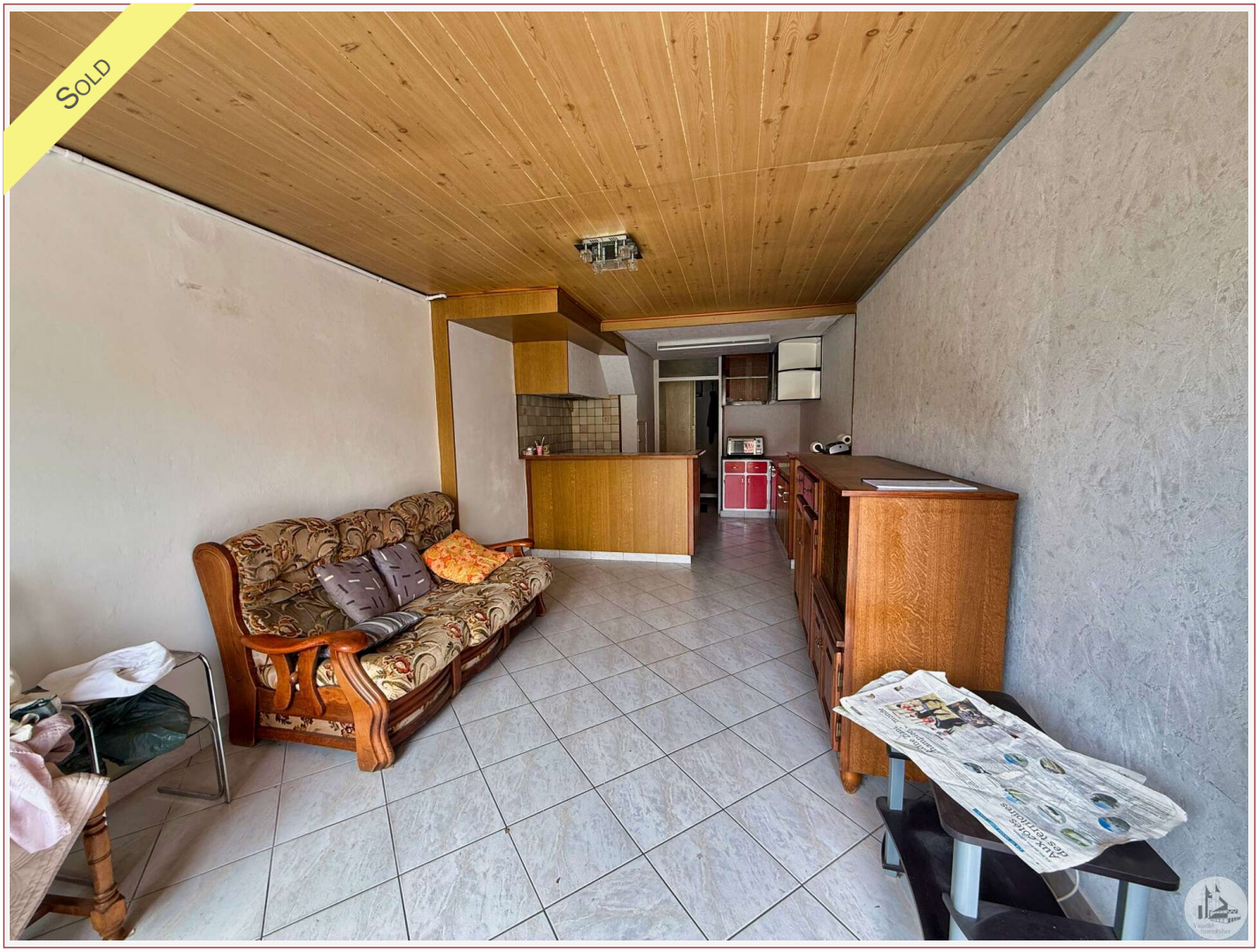
# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7957 • House - Fumel •




## DETAILS

**Land surface:** 59 m²

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

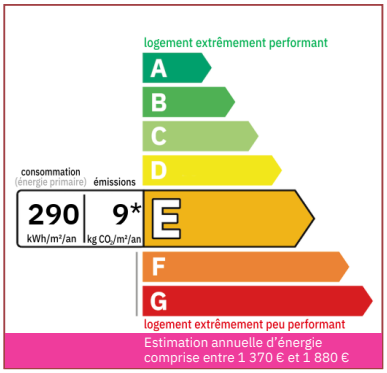
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1950




Located in the center of Fumel, this semi-detached house on both sides offers rental potential or a first investment.

74 m² living

59 m²

Non-binding document

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Price fees included

39 000 €

Agency fees: 14,7 % VAT included*
Price without fees: 34 000 €

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

# Agence Immobilière Valadié

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## • Description ref n°7957 •

Renovation work is planned to beautify the property and bring it up to standard for rental purposes, but a family could move in.

We enter a 27.11m² living room with an open kitchen, opening onto a 5.86m² laundry room with access to an outdoor courtyard.
Double glazing

On the first floor, a 7m² landing leads to two bedrooms of 8.70m² and 14.12m², as well as a 2.38m² bathroom.
One bedroom opens onto a metal staircase leading to a terrace with rooftop views.
Double glazing

On the second floor, a landing leads to a 14.20m² bedroom and a storage room containing the water heater.
Double glazing

Mains drainage
Louvered shutters





