



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8141

• House - Monsempron-Libos •



## DETAILS

**Land surface:** 716 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Electric

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

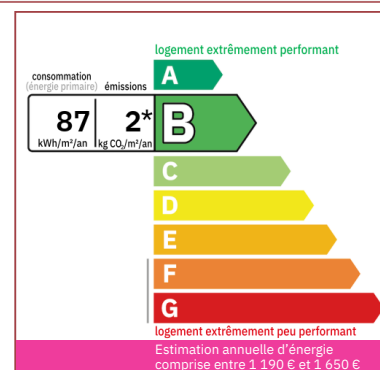
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Family house from the 90s with a stone part, 120 m<sup>2</sup> tastefully and charmingly restored, 5 minutes walk from the shops of Monsemprons-Libos.

120 m<sup>2</sup> living

716 m<sup>2</sup>

Non-binding document

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Price fees included

213 000 €

Agency fees: 6,5 % VAT included\*

Price without fees: 200 000 €

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





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## • Description ref n°8141 •

Set in a 716m<sup>2</sup> garden with a terrace and a green area, this three-story house would be ideal for a family, with the possibility of converting it into a commercial space on the ground floor, complete with private parking.

Equipped with solar panels and a heat pump, this property comprises a 42m<sup>2</sup> commercial space on the ground floor, a 22m<sup>2</sup> garage with manual opening, a 5m<sup>2</sup> storage room, and a 13m<sup>2</sup> laundry room containing the thermodynamic water heater, the heat pump, and the water supply and drainage systems.

On the first floor, the living area consists of a separate entrance via a staircase from the street, opening onto a 15m<sup>2</sup> entrance hall and hallway equipped with closets, leading to three bedrooms of 10.51m<sup>2</sup>, 11.64m<sup>2</sup>, and 12m<sup>2</sup>, one of which has a powder room, and a 30m<sup>2</sup> living area: living room, dining room, open kitchen, and a 4.23m<sup>2</sup> shower room.

On the second floor, an office with a 24m<sup>2</sup> TV lounge welcomes us, and there is a 23m<sup>2</sup> bedroom as well as a 23m<sup>2</sup> room to be finished, which could be converted into an additional bedroom.

PVC double glazing  
Mains drainage  
Heat pump  
Thermodynamic water heater  
Electricity resale to EDF  
Ten-year guarantee in effect.  
New roof

