



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8141

• House - Monsempron-Libos •



DETAILS

Land surface: 716 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

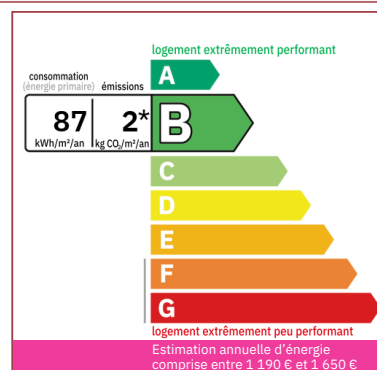
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



Family house from the 90s with a stone part, 120 m² tastefully and charmingly restored, 5 minutes walk from the shops of Monsemprons-Libos.

120 m² living

716 m²

Non-binding document

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

195 000 €

Agency fees: 6,6 % VAT included*

Price without fees: 183 000 €

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



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Set in a 716m² 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 42m² commercial space on the ground floor, a 22m² garage with manual opening, a 5m² storage room, and a 13m² 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 15m² entrance hall and hallway equipped with closets, leading to three bedrooms of 10.51m², 11.64m², and 12m², one of which has a powder room, and a 30m² living area: living room, dining room, open kitchen, and a 4.23m² shower room.

On the second floor, an office with a 24m² TV lounge welcomes us, and there is a 23m² bedroom as well as a 23m² 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

