

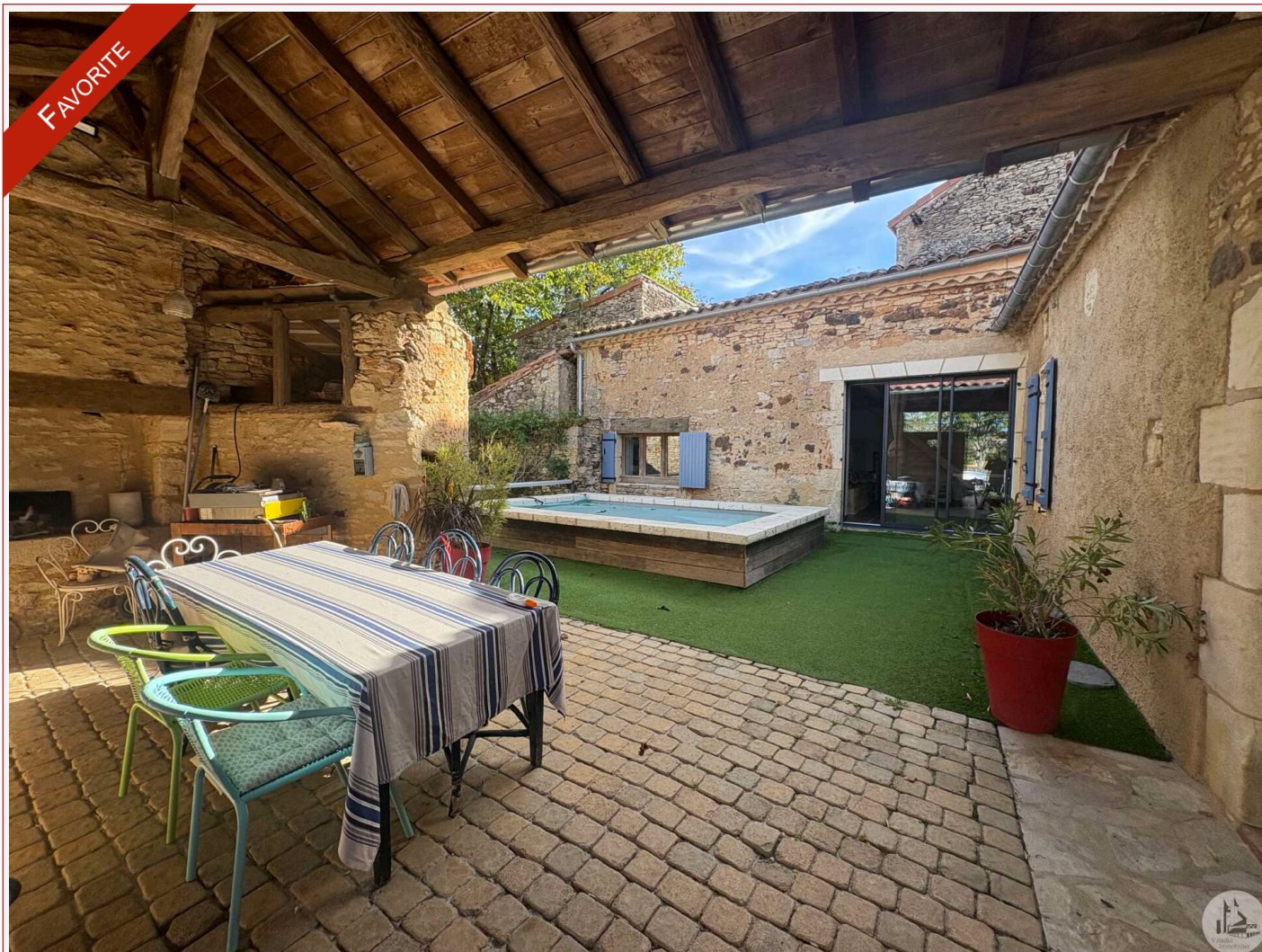


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8244

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

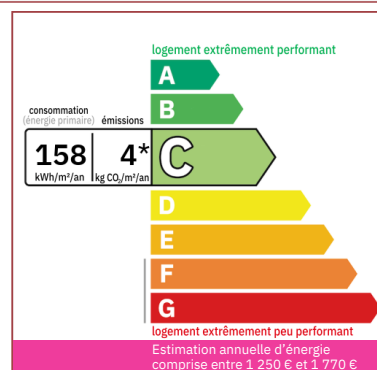
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



Lacapelle Biron area, charming renovated stone house of approximately 170 m<sup>2</sup>, 3 bedrooms, interior patio-style courtyard with swimming pool and enclosed garden nearby with barn. Favorite.

170 m<sup>2</sup> living

500 m<sup>2</sup>

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Price fees included

218 000 €

Agency fees: 6,3 % VAT included\*

Price without fees: 205 000 €

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





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## • Description ref n°8244 •

Semi-detached stone village house of approximately 170 m2 with outbuildings on a total plot of 649 m2. On the ground floor, a main living/dining room with wood stove, a fitted kitchen, an office with a wood stove, a bathroom with a walk-in shower, double sink and heated towel rail, and a separate toilet with sink. Upstairs, a landing and three bedrooms. Outside, a partially sheltered enclosed courtyard with a chlorine pool and an annex where the pool's technical room and an old bread oven are located. Detached, an enclosed plot of land on the other side of the access road of 394 m2 houses a barn and a shed. Mains drainage. The frames are double-glazed aluminum or wood. The heating system is provided by reversible air conditioning (kitchen, office, and one bedroom).

