



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8245

• House - Bias •



## DETAILS

**Land surface:** 1570 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:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2005

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

Villeneuve sur Lot sector, in a residential area, very beautiful house of approximately 165 m<sup>2</sup>, three bedrooms (possible four) three bathrooms (used as guest rooms) on a magnificently wooded enclosed garden of 1570 m<sup>2</sup> with

165 m<sup>2</sup> living

1 570 m<sup>2</sup>

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Price fees included

349 800 €

Agency fees: 6 % VAT included\*

Price without fees: 330 000 €

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





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## • Description ref n°8245 •

Contemporary house built in 2005, approximately 165 m<sup>2</sup> (1,700 sq ft) with outbuildings, on a fenced plot of 1,570 m<sup>2</sup> (1,600 sq ft).

The house, mainly on one level, comprises:

On the ground floor, an entrance hall, a semi-open fitted kitchen, a main living/dining room with a pellet stove, and a veranda.

For the sleeping area:

- A first bedroom with reversible air conditioning.
- A main bathroom with a walk-in shower, double sinks, toilet, heated towel rail, and a laundry room.
- A first suite with a bedroom and private bathroom with toilet, as well as a separate terrace.
- A second suite with a bedroom equipped with reversible air conditioning, a private bathroom with toilet, and a separate sheltered terrace.

A room used as a pantry and storage space that could be converted into a fourth bedroom.

Upstairs, an attic office in the dovecote with electric heating.

The outbuildings consist of: - An annex building of approximately 20 m<sup>2</sup> used as a workshop with electricity,

- A chalet

- A pool house equipped with a well.

Outside, several partially sheltered stone and travertine terraces lead to two courtyards on either side of the house, then to an ornamental garden featuring a 5m x 8m salt-water pool and an outdoor shower.

Two electric gates provide access to each of the two courtyards.

The frames are PVC double-glazed.

Mains drainage.

Solar panels.

The heating system is gas-fired, with a condensing boiler installed.

