

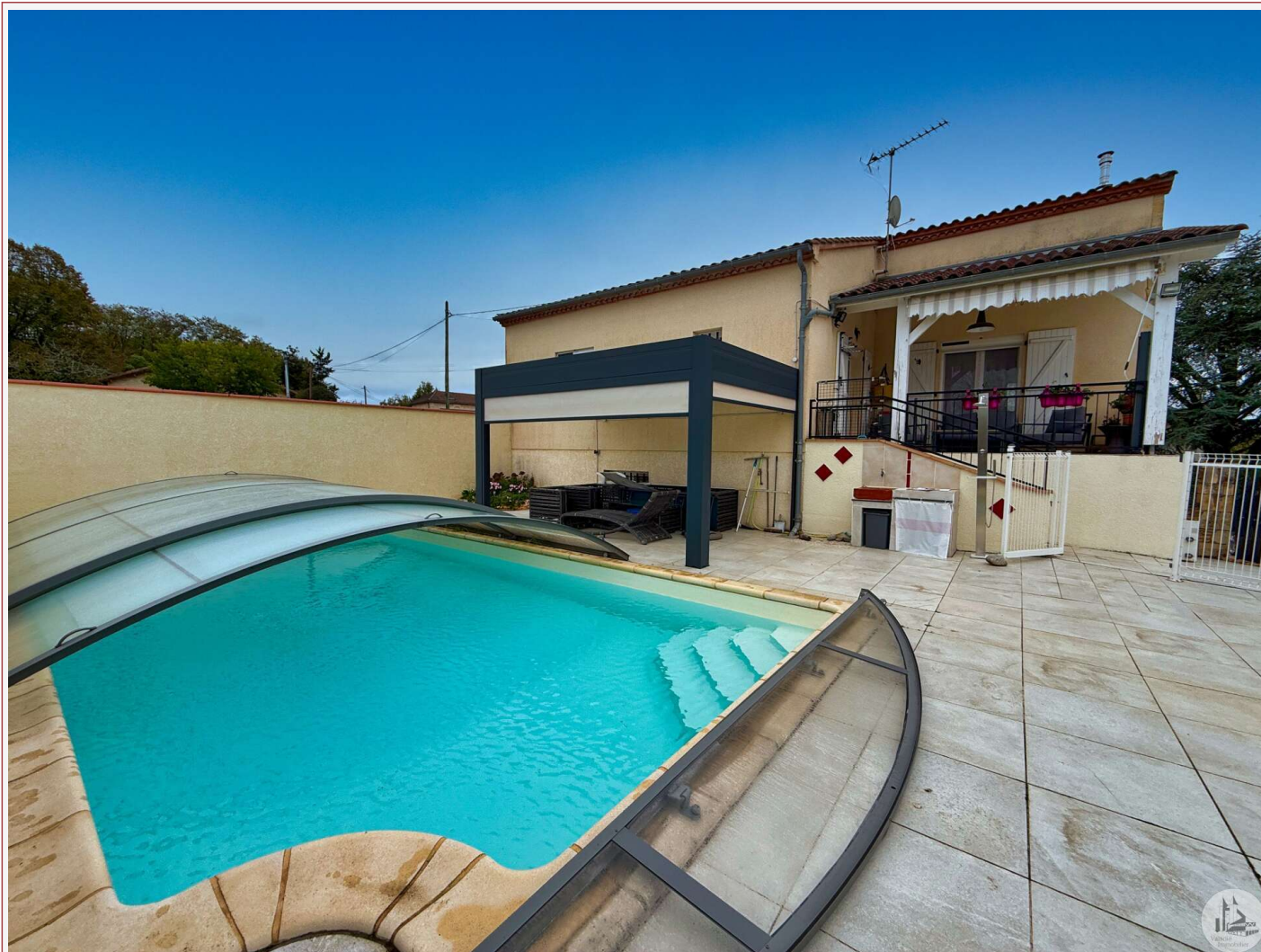


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8437

• House - Fumel •



## DETAILS

**Land surface:** 630 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

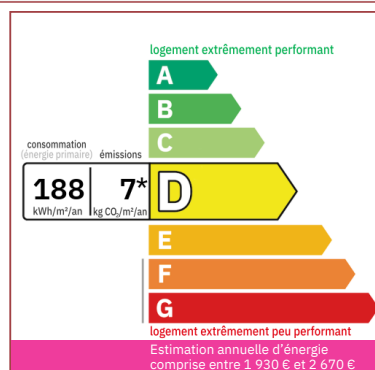
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In a quiet and peaceful area, this charming house of approximately 115m<sup>2</sup> of living space on two levels is located, with its 8x4m swimming pool covered by a manual dome and complemented by a bioclimatic pergola.

115 m<sup>2</sup> living

630 m<sup>2</sup>

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Price fees included

229 900 €

Agency fees: 4,3 % VAT included\*

Price without fees: 220 400 €

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





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## • Description ref n°8437 •

A gate leads to the garden, and a ground-floor entrance provides access to the house, which features a 16m<sup>2</sup> master suite (bedroom and shower room) with a separate toilet. There is also access to a 32m<sup>2</sup> single-car garage with an electric door, an 18.32m<sup>2</sup> boiler room housing the reversible heat pump and thermodynamic water heater, and a 9.31m<sup>2</sup> wine cellar.

On the first floor, a 37m<sup>2</sup> living room with a pellet stove opens onto a 13m<sup>2</sup> kitchen with access to a terrace and a view of the swimming pool. Also on this level are two bedrooms of 14.79m<sup>2</sup> and 11.76m<sup>2</sup>, as well as an 8.26m<sup>2</sup> bathroom with built-in wardrobes.

A 9.29m<sup>2</sup> mezzanine, currently used as a bedroom, could be converted into an office.

Double-glazed wooden windows.

Reversible heat pump in all rooms.

Solar-powered roller shutters.

Mains drainage.

Solar panels with buyback agreement with EDF (€1500/year, until 2030), inverter installed in 2025.

8x4m swimming pool with a liner installed in 2012 and a pump installed in 2024, with a manual cover and fully secured by barriers.

Bioclimatic pergola with blinds on both sides.

