



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8437

• House - Fumel •



DETAILS

Land surface: 630 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

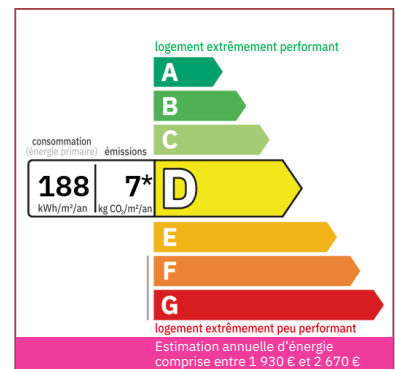
Swimming pool: Yes

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 115m² 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 m² living

630 m²

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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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A gate leads to the garden, and a ground-floor entrance provides access to the house, which features a 16m² master suite (bedroom and shower room) with a separate toilet. There is also access to a 32m² single-car garage with an electric door, an 18.32m² boiler room housing the reversible heat pump and thermodynamic water heater, and a 9.31m² wine cellar.

On the first floor, a 37m² living room with a pellet stove opens onto a 13m² kitchen with access to a terrace and a view of the swimming pool. Also on this level are two bedrooms of 14.79m² and 11.76m², as well as an 8.26m² bathroom with built-in wardrobes.

A 9.29m² 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.

