



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8554

• House - Biron •



DETAILS

Land surface: 2832 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

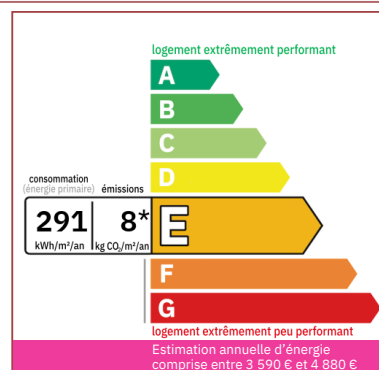
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1500



Rare opportunity, at the foot of the church in a small village in Lot-et-Garonne, former religious residence converted into a dwelling of approximately 280 m² with five bedrooms and two bathrooms with its own priest's garden of almost

260 m² living

2 832 m²

Pricaz Thibaut
Agent commercial

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Price fees included

390 000 €

Agency fees: 6 % VAT included*

Price without fees: 368 000 €

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



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• Description ref n°8554 •

15th-century stone presbytery with outbuildings on a 2,498 m² plot.

The approximately 280 m² house comprises:

On the ground floor, an entrance hall leading to a living room with a wood-burning stove, a separate kitchen, a dining room with a period fireplace, two bedrooms, a shower room, and a separate toilet.

Upstairs, an entrance from the street with a hallway leading to a main room with a double sitting area and a private terrace, three bedrooms, an office, a bathroom with a bathtub, and a separate toilet.

The outbuildings include:

a cellar with garden access and a barn of approximately 60 m².

Outside, several terraces lead to a cottage garden and then to a walled, wooded park with two entrances.

The windows are single-glazed.

Heating is provided by a wood-burning stove and electric radiators.

Fiber optic internet is available.

