



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8558

• House - Biron •

OPPORTUNITY



## DETAILS

**Land surface:** 1058 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2001

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

In the south of the Dordogne, in the typical Périgord village of Biron, known for its castle, a charming house of approximately 90 m<sup>2</sup> with three bedrooms and an enclosed garden of over 1000 m<sup>2</sup> with unobstructed views. Ideal for

90 m<sup>2</sup> living

1 058 m<sup>2</sup>

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°8558 •

Single-story house built in 2001 on a 1058 m<sup>2</sup> plot.

The approximately 90 m<sup>2</sup> house comprises:

A main room with a fitted kitchen and central island opening onto the living/dining room, three bedrooms, a shower room, a laundry room, and a separate toilet.

Adjoining the house is a storage room.

Outside, a terrace overlooks an enclosed garden.

The windows are double-glazed PVC.

Heating is provided by a pellet stove and electric radiators.

Mains drainage.

