# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8562 • House - Lacapelle-Biron •




## DETAILS

**Land surface:** 2000 m²

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

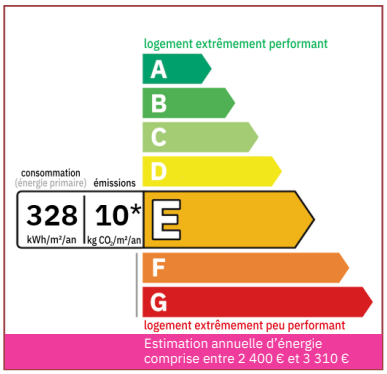
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1999




A stone house in the Lot region with unobstructed views, built in 1999, featuring a master suite, two bedrooms, two bathrooms, and a basement garage.

110 m² living

2 000 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

269 000 €

Agency fees: 6 % VAT included*
Price without fees: 253 774 €

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

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8562 •

A house built in 1999, with another section added in 2009, offering approximately 110 m² of living space, comprising:



- A covered terrace serving as an entrance porch.

- An entrance leading into an open-plan living/dining/kitchen area of approximately 31.6 m² and a separate kitchen area of approximately 8 m².

The kitchen features upper and lower cabinets, tiled flooring, and a tiled countertop. It is equipped with an oven, a gas hob, a dishwasher, an extractor hood, a sink, and a refrigerator.



The living/dining room has tiled flooring, a fireplace with an insert, and French doors opening onto a south-facing terrace with travertine flooring.

The ceilings are a generous 4.05 m high.

- A hallway of approximately 1.4 m² with tiled flooring.

- A bathroom of approximately 4.2 m², with a bathtub, sink, shelves, ventilation system, tiled floors, and ceramic wall tiles.



- A separate toilet of approximately 1.2 m², with tiled floor, ceramic wall tiles, and ventilation system.

- A second shower room of approximately 3.2 m² with a shower, hand basin, towel warmer, ventilation system, and tiled floor.

- A dressing room or office of approximately 8 m², with laminate flooring.



- A bedroom of approximately 7.7 m², with laminate flooring.

A wooden staircase leading from the entrance hall to the upper floor.

- A bedroom of approximately 14.5 m², with laminate flooring and built-in wardrobes.

- A bedroom of approximately 16.5 m², with laminate flooring.