



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8616

• House - Sainte-Livrade-sur-Lot •



DETAILS

Land surface: 4491 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: POMPE A CHALEUR ET INSERT

Drainage/sewage: MICRO STATION

Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1970

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

1970s house with spacious rooms: bright living areas, 4 bedrooms, three bathrooms, elevator, double garage and ample storage space. Enclosed grounds with swimming pool and photovoltaic panels.

240 m² living

4 491 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

315 880 €

Agency fees: 6 % VAT included*

Price without fees: 298 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8616 •

Modernized 1970s family home with pool and adjoining land

Discover this 1970s house, offering spacious rooms and a functional layout, ideal for a family or a comfortable lifestyle.

On the garden level, the house comprises an entrance hall (30.5 sq m), a bedroom (16.2 sq m), a shower room (9.9 sq m), a living room (22.9 sq m), a utility/laundry room (17.4 sq m), a storage room with a wine cellar (30 sq m), a separate WC, and a garage with an electric door (39 sq m) that can accommodate two vehicles.

Upstairs, you'll find a landing (18 sq m) leading to a dressing room (9 sq m) with elevator access, a spacious living/dining room (50.6 sq m) with a fireplace, a fully equipped kitchen with granite countertops (14.7 sq m), three bedrooms (14, 13.9, and 13.4 sq m), two bathrooms (7 and 3.9 sq m), and a separate WC.

The property sits on an adjoining, enclosed plot with numerous fruit trees, a 6x12m chlorine swimming pool, two rainwater harvesting systems, and photovoltaic panels (for consumption and sale of surplus energy), providing comfort and energy savings.

A complete home, combining generous living spaces, practical amenities, and potential for expansion.

Miscellaneous:

- Thermodynamic water heater (installed in 2024)
- Mechanical ventilation in bathrooms and toilets
- Recently installed heat pump
- New electric roller shutters throughout the house
- Rewired electrical system

