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

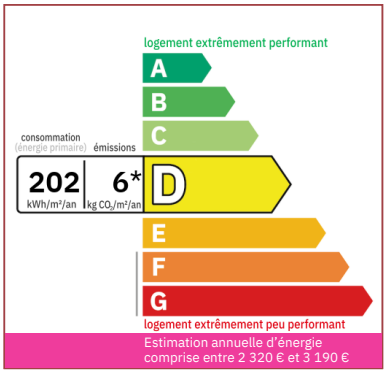
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1970



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

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

307 400 €

Agency fees: 6 % VAT included*
Price without fees: 290 000 €

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

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• 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

