



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8627

• House - Biron •



## DETAILS

**Land surface:** 35 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1600

*Logement économe*

≤ 50 A DPE en cours

51 à 90 B

C

91 à 150 C

D

151 à 230 D

E

231 à 330 E

F

331 à 450 F

G

> 450 G

*Logement énergivore*

At the foot of Biron Castle, in a world-renowned village in the southern Dordogne, an authentic house of approximately 160 m<sup>2</sup> awaits renovation, featuring 5 bedrooms, 2 bathrooms, and a small garden. Charming period

160 m<sup>2</sup> living

35 m<sup>2</sup>

Non-binding document

Pricaz Thibaut

Agent commercial

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Price fees included

91 000 €

Agency fees: 9,6 % VAT included\*

Price without fees: 83 000 €

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



## • Description ref n°8627 •

Stone village house, in need of renovation, of approximately 160 m<sup>2</sup>, comprising:

On the ground floor: a kitchen, a living/dining room, a storage room, a suite with shower room, separate toilet, and private outdoor space.

On the first floor: a landing leading to four large rooms and a shower room with direct access to the outside.

On the second floor: an attic suitable for conversion. Outside: a sheltered terrace overlooking a courtyard and a small garden with access to a lane.

The windows are single-glazed.

Mains drainage.

The heating system is wood-burning.

Possibility of acquiring an additional, non-adjoining plot of land.

