



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8886

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 4 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

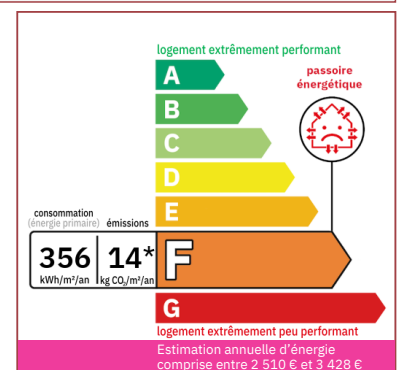
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Lacapelle Biron area, in a quiet rural setting at the end of a long road, renovation project for this house of approximately 90 m<sup>2</sup> with outbuildings on a plot of almost 4 hectares with a view.

90 m<sup>2</sup> living

40 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*  
Price without fees: 150 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8886 •

Stone house to renovate with outbuildings on a 39,023 m<sup>2</sup> plot.

The single-story house, approximately 90 m<sup>2</sup>, comprises:

An entrance leading to a kitchenette/dining room with a wood-burning stove, a living room, two bedrooms, a storage room, a shower room, and a separate toilet.

The windows are single-glazed.

Electric heating.

The outbuildings include:

-Adjoining the house: a garage, a lean-to, and former pigsties.

-A separate barn with a garage, workshop, and storage rooms.

Outside: a courtyard with a terrace overlooking meadows.

Individual septic system.

