



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8976

• House - Castelmoron-sur-Lot •



## DETAILS

**Land surface:** 13 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Big work

**Fireplace:** No

**Built:** Not specified

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

Magnificent 13 ha property with breathtaking views of the countryside which offers an old house to restore with a large barn, a tobacco drying shed, an old pigsty partly renovated into a dwelling (project to be continued)

165 m<sup>2</sup> living

130 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

328 600 €

Agency fees: 6 % VAT included\*

Price without fees: 310 000 €

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



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## • Description ref n°8976 •

Property spanning 13 hectares comprising four buildings:

- An old house to be restored, measuring 165 m<sup>2</sup>, comprising a 32.5 m<sup>2</sup> entrance hall leading to a 34 m<sup>2</sup> living room, a 30 m<sup>2</sup> kitchen, and two bedrooms of 33 m<sup>2</sup> and 35 m<sup>2</sup>.

Accessible from the entrance porch: a 4.5 m<sup>2</sup> room converted into a shower room and laundry room.

The floor was redone in 2015 and the roof was redone in 2009.

The wood-burning stoves are not included in the sale. The property is sold without a heating system.

Outbuildings:

- A 93 m<sup>2</sup> tobacco barn to be restored.

- A 266 m<sup>2</sup> barn.

- A former pigsty with an extension: roof redone in 2016, development work has begun on a main room of 82 m<sup>2</sup> with a back room of 12 m<sup>2</sup>, two future master bedrooms of 40 and 39 m<sup>2</sup> with two future bathrooms.

Well.

No sanitation system.

