# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8990 • House - Villeneuve-sur-Lot •




## DETAILS

**Land surface:** 1.1 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

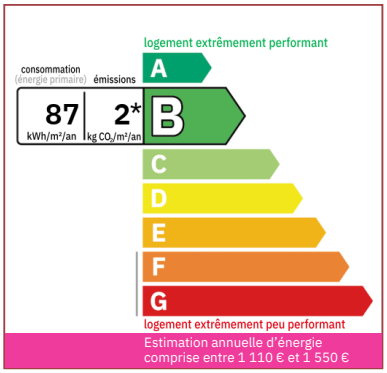
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850




A few minutes from Villeneuve sur Lot, tastefully renovated single-story house of approximately 180 m2 with three bedrooms and outbuildings on 11,530 m2 of land... Very beautiful view, favorite!

**180 m² living**

**11 000 m²**

Non-binding document

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Price fees included

**371 000 €**

Agency fees: 6 % VAT included*
Price without fees: 350 000 €

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

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## • Description ref n°8990 •

Renovated stone farmhouse of approximately 180 m² with outbuildings on a plot of 11,530 m².

The house comprises:

A main attic room with an entrance opening onto a living/dining room with a Godin wood-burning stove, then an open-plan kitchen, three bedrooms of 15, 18, and 20 m² on the same level, as well as a mezzanine of approximately 18 m² (which could be used as a fourth bedroom or office), a bathroom with a shower, bathtub, and toilet, and a second separate toilet.

The outbuildings comprise:

A barn of approximately 60 m², adjacent to the house, also used as a garage.

An annex room to be renovated, designed as a summer kitchen.

A second wooden barn on the land can be used for storage or for animals. Outside, a terrace sheltered by a covered courtyard running the length of the house provides access to a landscaped garden and a meadow with a fully fenced wooded area, two wells, and dual access to the road.

The windows are double-glazed.

The sanitation system is individual, with a functional, non-compliant septic tank.

The heating system is electric, thanks to a 2021 air-to-water heat pump.









