Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9042 • House - Villeneuve-sur-Lot •



DETAILS

Land surface: 5116 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

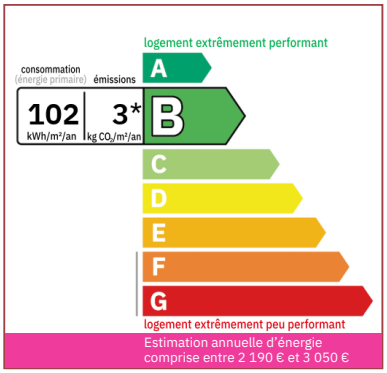
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1983



A beautiful contemporary house in the hills above Villeneuve, offering 300 m² of living space, comfortable, bright and functional. It includes a swimming pool, a pond and a garden of approximately 5116 m².

150 m² living

5 116 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

572 250 €

Agency fees: 5 % VAT included*
Price without fees: 545 000 €

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

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• Description ref n°9042 •

A superb villa built in 1983, comprising:

- An entrance hall of approximately 9.10 m², tiled floor
- A living room of approximately 33.2 m², tiled floor, French doors opening onto the terrace.

- A fully equipped, L-shaped kitchen of approximately 19 m² with access to the terrace, fitted with upper and lower cabinets.

- A second living room of approximately 32.2 m², tiled floor, with a 1m wood-burning stove.

- A few steps lead to a dining room of approximately 22.7 m², tiled floor.

- A bedroom of approximately 19.9 m², laminate flooring
- An en-suite bathroom of approximately 7.10 m²
- A large dressing room of approximately 16.7 m², laminate flooring, divided into two areas.

- An office of approximately 16.7 m², laminate flooring, French doors.

- A gym of approximately 9.3 m², tiled floor, with direct access to the bathroom and terrace.

- A laundry room of approximately 14.4 m².

From the entrance:

- A bedroom of approximately 18 m², divided into two rooms, tiled floor.

- A separate toilet of approximately 1.4 m² with a washbasin.

- A shower room of approximately 6.10 m², with a walk-in shower and double vanity.

From the dining room, a staircase leads to the upper floor:

- A landing of approximately 13.9 m², carpeted floor.
- A bedroom of approximately 16.5 m² with access to the balcony, carpeted floor.

- A dressing room of approximately 5.5 m², carpeted



