



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9158

• House - Lacapelle-Biron •



DETAILS

Land surface: 1140 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Pompe à chaleur/ cheminée et convecteurs

Drainage/sewage: Pit all waters

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

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

On the edge of a small, quiet, and unique hamlet comprised of charming stone houses, this authentic home has been meticulously restored. EXCLUSIVE TO AGENCE VALADIE

105 m² living

1 140 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

197 950 €

Agency fees: 7 % VAT included*

Price without fees: 185 000 €

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



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Authentic stone house, approximately 86 m² of living space, comprising a kitchen (11 m²) opening onto a dining room (20.7 m²), a pantry/laundry room, a living room (20.7 m²) with a stone fireplace, and a small vestibule (with closet) leading to a toilet.

Upstairs: landing (9.2 m²), a bedroom (13.6 m²), and a bathroom (6.2 m²) with a toilet.

Single-glazed wooden windows. Heating via reversible air conditioning and electric convectors (fireplace in the living room). Cellar under part of the house.

Separate annex of approximately 19 m²: living room, shower room, and mezzanine. Terraces.

Attractive garden with mature trees, bordered by stone walls allowing for terraced gardens.

