Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9194 • House - Lacapelle-Biron •



DETAILS

Land surface: 683 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

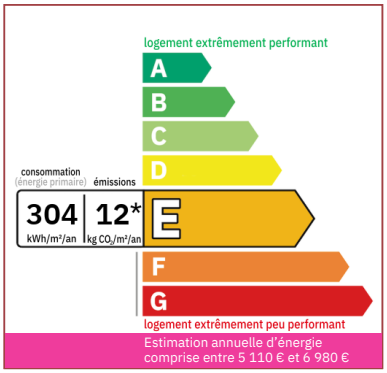
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



South Lot-et-Garonne, in a charming, typical stone village, a very beautiful village house of approximately 210 m² with 2 living rooms, 4 bedrooms, 2 bathrooms and an attic of approximately 150 m² on a walled garden of

210 m² living

683 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

Price fees included

316 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 300 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9194 •

Stone village house with outbuildings and a swimming pool on a 683 sq m plot.

The house, approximately 210 sq m, comprises:

On the ground floor: an entrance hall, a kitchen/dining room, a living room with a wood-burning stove, a utility room, and a separate toilet with a washbasin.

Upstairs: a living room with private access to the outside, a master suite with a bathroom and toilet, three bedrooms, a shared shower room with a toilet, and an office.

On the second floor: a convertible attic space of approximately 150 sq m.

The outbuildings include:

- A barn/garage.

- Two cellars.

- A pool house.

Outside: several partially covered terraces overlooking a walled, landscaped garden with a well, as well as a 6m x 3m chlorine swimming pool with a paved deck.

The windows are single-glazed wood.

The heating system is electric, with radiators.
Connected to mains drainage.









