



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9205

• House - Luzech •



DETAILS

Land surface: 501 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

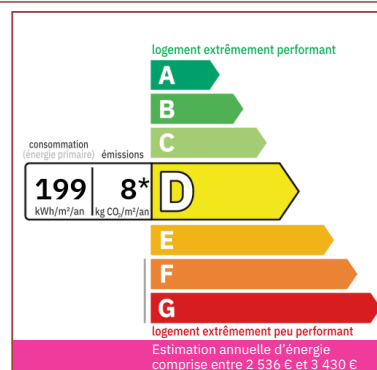
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

Built: Not specified



Close to all amenities, in a lively village, this 140m² house will easily accommodate your family with a view of the town centre.

140 m² living

501 m²

Non-binding document

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Price fees included

192 000 €

Agency fees: 6,7 % VAT included*

Price without fees: 180 000 €

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



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1970s two-story house above a two-car garage.

Access is via a staircase leading to the main living area.

The entrance opens onto a 10.76 sq m hallway which provides access to a 9.38 sq m kitchen, a 32.22 sq m living room with a decorative fireplace opening onto a terrace with panoramic views, a 10.58 sq m bedroom or office, a 6.51 sq m bathroom, and two further bedrooms of 13.41 sq m and 14.65 sq m.

PVC double glazing

Electric roller shutters

Modern electric heating with refractory bricks

Mains drainage

A staircase leads to the ground floor where there is a 2 sq m wine cellar, as well as two garages or workshops of 24.32 sq m and 29.87 sq m.

Then, a 40.61 m² apartment was created, comprising a 16.44 m² kitchen, two bedrooms (10 m² and 11.09 m²), and a 3.08 m² bathroom. There is also a 7 m² veranda, and rental income is possible with a separate entrance.

PVC double glazing

Electric roller shutters

Electric heating

An unconverted attic space exists and is insulated. It is accessible via an exterior hatch.

