

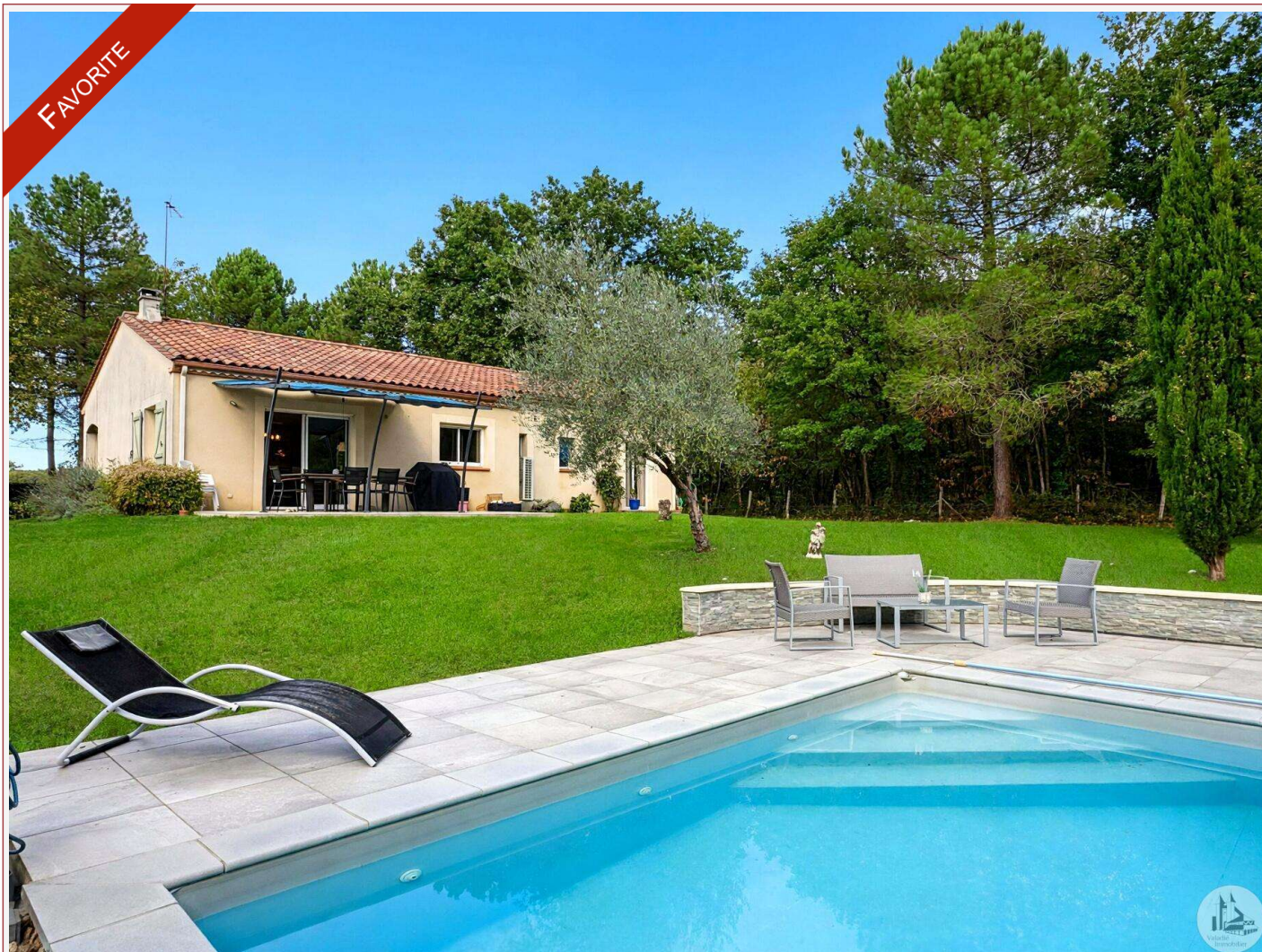


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9333

• House - Lacapelle-Biron •



DETAILS

Land surface: 5011 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

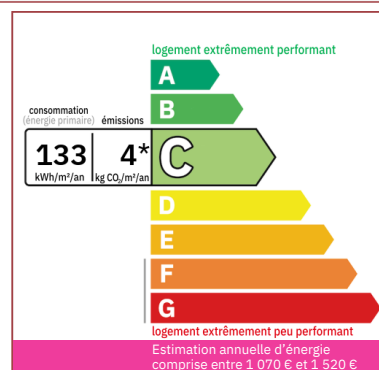
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2009



In the Lacapelle Biron area, in the countryside, charming house of approximately 98 m² with swimming pool on a plot of over 5000 m². Comfort and good amenities.

98 m² living

5 011 m²

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Price fees included

270 300 €

Agency fees: 6 % VAT included*

Price without fees: 255 000 €

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



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• Description ref n°9333 •

Single-story house built in 2009 with a swimming pool on a 5011 m² plot.

The house, approximately 98 m², comprises:

An entrance leading to a main room with an open-plan fitted kitchen/living/dining room with a wood-burning stove, a pantry, three bedrooms, a bathroom with double sinks, and a separate toilet.

Outside, there are several terraces, including a covered one overlooking a wooded park enclosed by an electric gate. The property features a 10m x 5m swimming pool with a paved deck and a wooden storage shed.

The windows and doors are double-glazed aluminum.

The heating system is electric, with a ducted, reversible heat pump.

The wastewater treatment system is a functional septic tank.

