# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9376

• House - Fumel •



## DETAILS

**Land surface:** 2 ha

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

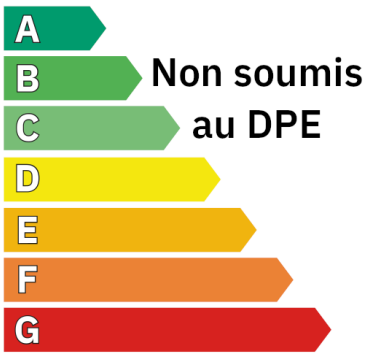
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1650




Fumel area, Lot et Garonne, great potential for this 600 m2 stone manor to renovate.

600 m² living

20 000 m²

Non-binding document

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Price fees included

369 900 €

Agency fees: 6 % VAT included*
Price without fees: 349 000 €

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

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## • Description ref n°9376 •

Stone manor house to be completely renovated of approximately 600 m2 on land of two hectares composed of;

-The main house on two levels with;

On the ground floor; An entrance hall serving on a first wing, a kitchen with fireplace of 35 m2, a living room of 25 m2 and on the second wing a living room of 24 m2, a reception room of 37 m2 with kitchen and a storeroom.

On the first floor; A reception room with fireplace, a kitchen of 80 m2 and a bathroom for the first wing. For the second, a 35 m2 library with fireplace, two suites of 35 m2 and 22 m2 with shower room, a landing serving four bedrooms of 18, 14, 9 and 16 m2, a shower room, toilets opening onto a 55 m2 balcony.

- An independent studio on one level of 28 m2 overlooking the private courtyard and the outside.
- An independent apartment on one level with dining room/kitchen of 15 m2, a living room, two bedrooms of 13 m2, a shower room and a storeroom.
- Various outbuildings such as a garage, a 40 m2 courtyard and a 50 m2 boiler room.

Outside, a paved terrace of approximately 55 m2 overlooking a first part of the private garden forming a planted courtyard surrounded by a stone wall closed by a porch with an in-ground swimming pool to be restored.

Outside the enclosed area, a wooded park and a pond of approximately 15,000 m2.

Oil heating system in poor condition to be completely renovated.

All the frames need to be changed.

Sanitation system to be created.

Major work on the roof and the framework is to be expected.









