



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2039

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 700 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

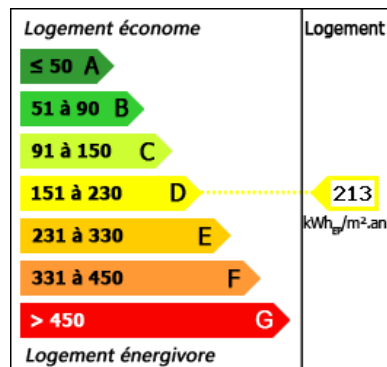
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1960



In the center of Villeneuve sur Lot, very nice villa in perfect condition on two levels with a living area of approximately 135 m<sup>2</sup> plus a garage and boiler whose land is riparian to the river Lot. wooded environment.

130 m<sup>2</sup> living

700 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

149 800 €

Agency fees: 7 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°2039 •

After a road in a quiet and well-kept neighborhood, Villa in a closed garden, house built in 1964 with stone and plastered outside. outside staircase leading to a terrace. Entry hall of distribution of 12,60 m<sup>2</sup>, - Kitchen of 11.5 m, fitted cupboards with glass door on the balcony, bright living room of 31.5 m<sup>2</sup> with a rotunda, an open fireplace parquet floor. - A room of 12.38 m<sup>2</sup> with wardrobe, parquet flooring. - A room of 13,04 m<sup>2</sup> with dressing, parquet floor. - A 5 m<sup>2</sup> bathroom with bath, bidet washbasin, a toilet with a window. Access to the bungalow in ground garden by a wooden staircase (independent outside entrance). Tiled distribution hallway, two bedrooms and a bathroom, separate WC, utility room 28 m<sup>2</sup>, garage 18.15 Oil central m<sup>2</sup> chauffage. plot of 700 m<sup>2</sup> with direct access to the River Lot.

