



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5873

• House - Monsempron-Libos •



## DETAILS

**Land surface:** 450 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 3

**Type of heating:** Fuel oil

**Drainage/sewage:** pas d'assainissement

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Close to all amenities, this superb property of over 330m<sup>2</sup> of living space benefits from large volumes on 450m<sup>2</sup> of land.

340 m<sup>2</sup> living

450 m<sup>2</sup>

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Price fees included

203 300 €

Agency fees: 7 % VAT included\*

Price without fees: 190 000 €

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





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## • Description ref n°5873 •

Composed of six bedrooms of 16m<sup>2</sup>, 16m<sup>2</sup>, 13m<sup>2</sup>, 19m<sup>2</sup>, 10m<sup>2</sup>, 12m<sup>2</sup> and two bathrooms of 6m<sup>2</sup> and 3m<sup>2</sup>, this residence will offer you space and beautiful volumes on four levels.

Its three living rooms of 17.26m<sup>2</sup> and 66m<sup>2</sup> leave the choice of layout.

A dining room of 39 m<sup>2</sup> allows you to put a beautiful reception table.

Authentic elements add character to this house, such as open fireplaces, a stone staircase, wooden floors and large windows that let in light.

It also has terraces overlooking the river which also runs along the garden crossed by a small bridge.

You can walk to the surrounding shops and the weekly market.

Oil heating.

Single glazing.

Recent roof.

Everything in the sewer.

