



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6825

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 5291 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

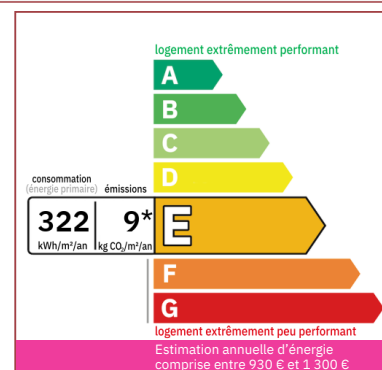
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Perched on the top of its wooded park of more than 5000 m<sup>2</sup>, and just a few minutes from a village (local shops, school, doctor, etc.), house with basement, built in the 70s, without close neighbor.

97 m<sup>2</sup> living

5 291 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*

Price without fees: 160 000 €

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





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## • Description ref n°6825 •

House from the 70s, built on a basement, comprising: an entrance/corridor (6.8 m<sup>2</sup>), a fitted kitchen (13.7 m<sup>2</sup>) with fireplace (open hearth), dining room/living room (25.6 m<sup>2</sup>) with fireplace (no longer used), corridor (10.9 m<sup>2</sup>) leading to, 3 bedrooms (including 2 of 12 m<sup>2</sup> with cupboard, and one of 11.6 m<sup>2</sup>), bathroom of 4.7 m<sup>2</sup> (sink, bidet and shower), a toilet. Covered and tiled side terrace.

Roof redone about 8 years ago. Pulsed insulation in the attic about 7 years ago. Single-glazed wooden joinery.

Basement under the entire surface of the house: laundry area, boiler room (50 m<sup>2</sup>) Cellar (16.9 m<sup>2</sup>) Workshop (33.2 m<sup>2</sup>)

Hangar (30.3 m<sup>2</sup>) made of wood and concrete blocks. Shelters.

Wooded park surrounding the house, with a well. Tarmac driveway.

