



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7583

• House - Fumel •



## DETAILS

**Land surface:** 1500 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

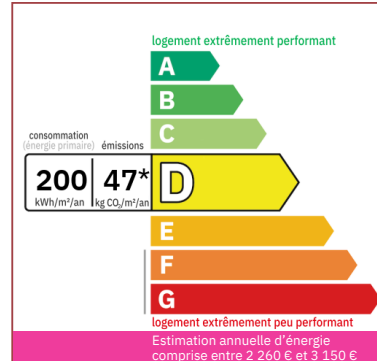
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1960



Between Fumel and Monflanquin, not far from shops, house of 153 m<sup>2</sup> with six bedrooms, two bathrooms and double garage on land of approximately 1500 m<sup>2</sup>. (possibility of acquiring two additional hectares with building part)

160 m<sup>2</sup> living

1 500 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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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°7583 •

House of 153 m2 on basement which is composed of;  
On the ground floor, a living room/lounge with fireplace,  
a kitchen, a dining room, a corridor giving access to two  
bedrooms and a bathroom.

On the first floor, four bedrooms and a bathroom.

In the basement, three cellars, a boiler room and two  
shelters.

Outside, a terrace accessing a courtyard with a well, two  
garages, an outbuilding used as a chicken coop on a  
wooded plot of approximately 1500 m2 partly fenced.

Oil heating.

Individual sanitation system by septic tank.

The roof is in good condition according to the owner.

Double glazing for the frames.

