



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7612

• House - Duravel •



## DETAILS

**Land surface:** 946 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

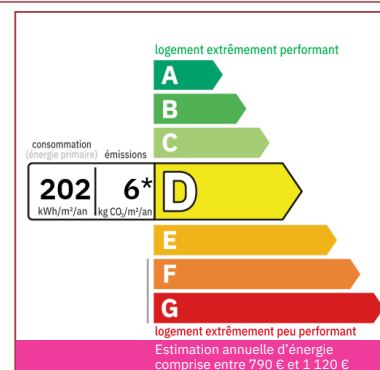
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



It is in a village steeped in history, Duravel, an ancient Gallo-Roman town, that life is good, in this single-storey house renovated with taste and charm, with a plot of 946 m<sup>2</sup>.

130 m<sup>2</sup> living

946 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

175 000 €

Agency fees: 6,1 % VAT included\*

Price without fees: 165 000 €

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



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## • Description ref n°7612 •

The village centre is accessible on foot, with its local shops and schools. Access via a manual gate or when you open the electric gate, you discover the garden, beautifully flowered with various terraces, which welcomes you, as well as a large vegetable garden, a workshop and a chicken coop.

The house is composed as follows:

- We enter directly into the living room of 40.63 m<sup>2</sup>, living room/dining room/open kitchen with its pellet stove in the 2017 design style.

A corridor of 7.11 m<sup>2</sup> with various storage cupboards serves:

- A back kitchen of 5.11 m<sup>2</sup>
- A first bedroom of 19.33 m<sup>2</sup> with dressing room and office as well as a second dressing room of 7 m<sup>2</sup>
- A bathroom of 8.20 m<sup>2</sup> with Italian shower
- A toilet with washbasin of 2 m<sup>2</sup>
- A bedroom of 16.12 m<sup>2</sup> with its pellet stove and dressing room.
- A veranda of 19.68 m<sup>2</sup>

The kitchen remains largely equipped. It is modern, functional and timeless.

The attic is not convertible but insulated with cellulose wadding.

A 25.16 m<sup>2</sup> one-car garage is currently converted into a workshop and allows storage.

Mains drainage

Double-glazed PVC tilt-and-turn windows everywhere except a bedroom window and the veranda.

Wooden shutters

A carport

Rainwater recovery tanks for a total of 4000 liters

Electricity in the middle of the garden

A 2 m<sup>2</sup> wine cellar

