



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7743

• House - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 19054 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

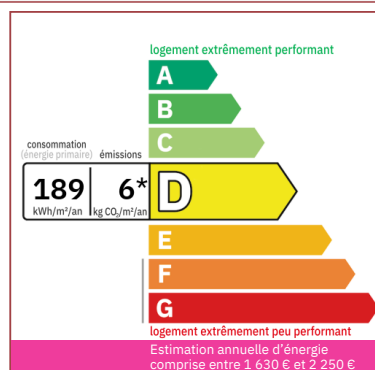
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Close to amenities 5 minutes away, this stone house has been renovated with respect for authenticity, with development potential on a plot of 19054m<sup>2</sup>.

138 m<sup>2</sup> living

19 054 m<sup>2</sup>

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Price fees included

358 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 340 000 €

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





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## • Description ref n°7743 •

A superb flowered and wooded garden welcomes us, spanning almost 2 hectares, with no noise or visual disturbance. It could be suitable for 1 or 2 horses, with the outbuildings suitable for stables.

The house features a 20m<sup>2</sup> covered terrace facing south, providing access to the house. We enter the 36m<sup>2</sup> living/dining room with a fireplace lined to accommodate a wood-burning stove, as well as a 20.27m<sup>2</sup> fitted kitchen with a dining area. Continuing on, a 6.52m<sup>2</sup> pantry houses the electric boiler for the underfloor heating on the ground floor and for the radiators upstairs, and the water heater. There is also access to the toilet.

A superb period staircase, all oak and functional, leads to the upper floor, where we arrive at a 6.62m<sup>2</sup> landing leading to three bedrooms: the first, slightly sloping attic, measures 25.50m<sup>2</sup> with a 5.21m<sup>2</sup> bathroom with a heated towel rail and mechanical ventilation. The second, currently used as an office, measures 12.15m<sup>2</sup> and has built-in closets. The third measures 14.48m<sup>2</sup> and has a non-functional antique fireplace. Next to these two bedrooms is an 8.84m<sup>2</sup> bathroom with mechanical ventilation and a separate toilet.

A hatch on the landing provides access to the attic, which cannot be converted.

PVC double-glazed windows

Aluminum shutters, except for the barn, which has two wooden shutters.

Outside, there's an attached 40m<sup>2</sup> garage and a barn of nearly 200m<sup>2</sup>, just waiting to be renovated. Water, electricity, and drainage connections are already installed.

A former pigsty is located opposite the garage, and the roof connects it.

Compliant septic tank

There are three wells on the property, as well as a spring.

