



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7763

• House - Penne-d'Agenais •



## DETAILS

**Land surface:** 300 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Electrique , climreversible et poêle à bois

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed 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

Rare deal, very beautiful view In a tourist village 8 km from Villeneuve sur lot, and close to the LOT, contemporary house of 325 m<sup>2</sup>, in perfect condition which can be divided or made into one lot, very beautiful view South exposure

325 m<sup>2</sup> living

300 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

488 000 €

Agency fees: 3,8 % VAT included\*

Price without fees: 470 000 €

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





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## • Description ref n°7763 •

Beautiful contemporary house built on the foundations of a stone house, the whole is in perfect condition, with a living area of 325 m<sup>2</sup>. This building is divided into three apartments that can be easily combined.

- A 140 m<sup>2</sup> 4-room apartment consisting of a beautiful 70 m<sup>2</sup> living room opening onto an 80 m<sup>2</sup> terrace. The room is equipped with a wood-burning stove.

A hallway opens onto a fitted kitchen and serves 3 bedrooms, a shower room, toilet, and a separate toilet.

- A 75 m<sup>2</sup> 3-room apartment that can be connected to the previous one.

- A 110 m<sup>2</sup> 4-room apartment with arched windows and an 80 m<sup>2</sup> terrace.

A 70 m<sup>2</sup> workshop that can be connected to the previous one and opens onto the 330 m<sup>2</sup> garden.

Several entrances are possible. Double glazing, aluminum frames.

Reversible air conditioning and auxiliary electric heating.

Independent water and electricity meters.

3 parking spaces.

Two cellars, each 50 m<sup>2</sup>, with street-level access, one under the terrace and one under the kitchen and dining room.

