



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7929

• House - Castelmoron-sur-Lot •



DETAILS

Land surface: 13 ha

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood

Drainage/sewage: Without

Swimming pool: No

Ground floor living: Yes

Work needed: Big work

Fireplace: No

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

Magnificent 13 ha property with breathtaking views of the countryside which offers an old house to restore with a large barn, a tobacco drying shed, an old pigsty partly renovated into a dwelling (project to be continued)

165 m² living

130 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

328 600 €

Agency fees: 6 % VAT included*

Price without fees: 310 000 €

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



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• Description ref n°7929 •

Property spanning 13 hectares comprising four buildings:

- An old house to be restored, measuring 165 m², comprising a 32.5 m² entrance hall leading to a 34 m² living room, a 30 m² kitchen, and two bedrooms of 33 m² and 35 m².

Accessible from the entrance porch: a 4.5 m² room converted into a shower room and laundry room.

Flooring redone in 2015 and roof redone in 2009.

Outbuildings:

- A 93 m² tobacco barn to be restored.
- A 266 m² barn.
- A former pigsty with an extension: roof redone in 2016. The conversion has begun: a main room of 82 m² with a back room of 12 m², two future master bedrooms of 40 and 39 m², and two future bathrooms.

Well.

No sewerage system.

