

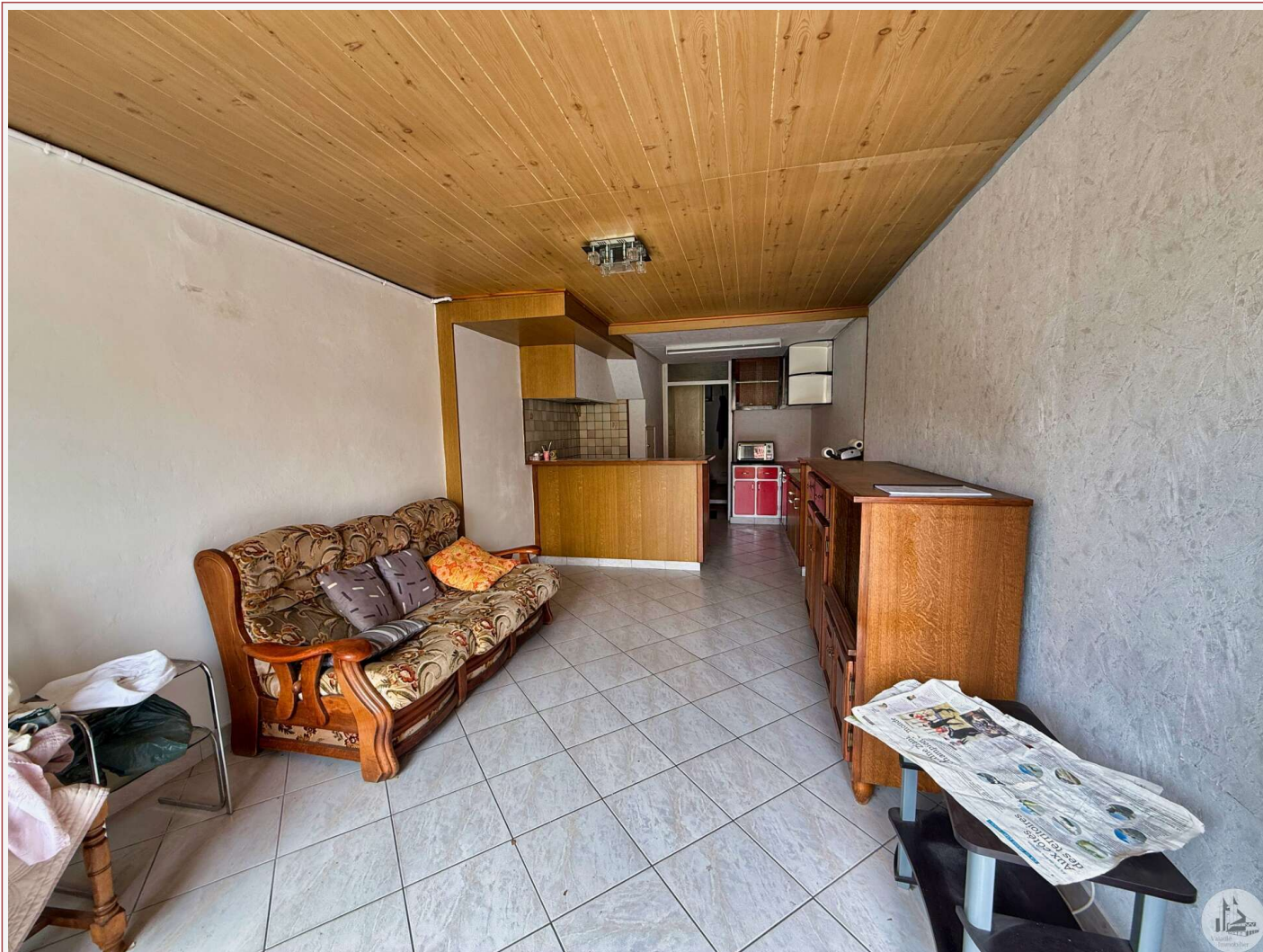


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7957

• House - Fumel •



## DETAILS

**Land surface:** 59 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

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

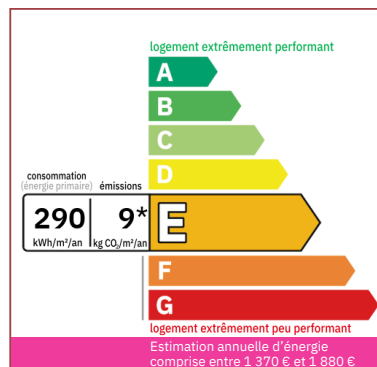
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1950



Located in the center of Fumel, this semi-detached house on both sides offers rental potential or a first investment.

74 m<sup>2</sup> living

59 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

39 000 €

Agency fees: 14,7 % VAT included\*

Price without fees: 34 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7957 •

Renovation work is planned to beautify the property and bring it up to standard for rental purposes, but a family could move in.

We enter a 27.11m<sup>2</sup> living room with an open kitchen, opening onto a 5.86m<sup>2</sup> laundry room with access to an outdoor courtyard.

Double glazing

On the first floor, a 7m<sup>2</sup> landing leads to two bedrooms of 8.70m<sup>2</sup> and 14.12m<sup>2</sup>, as well as a 2.38m<sup>2</sup> bathroom.

One bedroom opens onto a metal staircase leading to a terrace with rooftop views.

Double glazing

On the second floor, a landing leads to a 14.20m<sup>2</sup> bedroom and a storage room containing the water heater.

Double glazing

Mains drainage

Louvered shutters

