



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7998

• House - Villeneuve-sur-Lot •



DETAILS

Land surface: 1.1 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

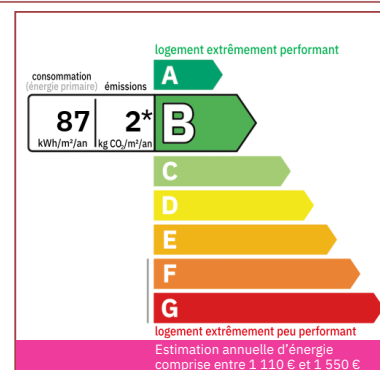
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1850



A few minutes from Villeneuve sur Lot, tastefully renovated single-story house of approximately 180 m² with three bedrooms and outbuildings on 11,530 m² of land... Very beautiful view, favorite!

180 m² living

11 000 m²

Pricaz Thibaut
Agent commercial

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Price fees included

413 400 €

Agency fees: 6 % VAT included*
Price without fees: 390 000 €

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



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Renovated stone farmhouse of approximately 180 m² with outbuildings on a plot of 11,530 m².

The house comprises:

A main attic room with an entrance opening onto a living/dining room with a Godin wood-burning stove, then an open-plan kitchen, three bedrooms of 15, 18, and 20 m² on the same level, as well as a mezzanine of approximately 18 m² (which could be used as a fourth bedroom or office), a bathroom with a shower, bathtub, and toilet, and a second separate toilet.

The outbuildings comprise:

A barn of approximately 60 m², adjacent to the house, also used as a garage.

An annex room to be renovated, designed as a summer kitchen.

A second wooden barn on the land can be used for storage or for animals. Outside, a terrace sheltered by a covered courtyard running the length of the house provides access to a landscaped garden and a meadow with a fully fenced wooded area, two wells, and dual access to the road.

The windows are double-glazed.

The sanitation system is individual, with a functional, non-compliant septic tank.

The heating system is electric, thanks to a 2021 air-to-water heat pump.

