



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8049

• House - Bouniagues •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850

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

10 km south of Bergerac, in the heart of a village with all amenities, 90 m<sup>2</sup> house with 3 bedrooms and a garden of approximately 200 m<sup>2</sup> with no overlooked garden. Recent heat pump... Great opportunity.

90 m<sup>2</sup> living

200 m<sup>2</sup>

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*  
Price without fees: 140 000 €

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





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## • Description ref n°8049 •

Semi-detached stone village house, completely renovated, offering approximately 90 m<sup>2</sup> of living space with a garden.

The house comprises:

On the ground floor: an entrance/dining room, a semi-open kitchen, and a living room with a closed fireplace.

Upstairs: three bedrooms and a bathroom with a toilet.

Outside, a covered terrace with a separate utility room provides access to a private garden of approximately 200 m<sup>2</sup>.

The heating system is electric using a heat pump.

The windows are double-glazed.

