

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8049

• House - Bouniagues •



| DETAILS | | Logement économe |
|--|------------------------------|------------------------|
| Land surface: 200 m ² | Swimming pool: No | S1 à 90 B DPE en cours |
| Number of bedrooms: 3 | Ground floor living: No | 91 à 150 C |
| Number of levels: 1 | Work needed: No work | 151 à 230 D |
| | | 231 à 330 E |
| Type of heating: Electric | Fireplace: Yes closed hearth | 331 à 450 F |
| Drainage/sewage: Everything in the sewer | Built: 1850 | > 450 G |
| | I | Logement énergivore |

10 km south of Bergerac, in the heart of a village with all amenities, 90 m² house with 3 bedrooms and a garden of approximately 200 m² with no overlooked garden. Recent heat pump... Great opportunity.

90 m² living

200 m²

Non-binding document

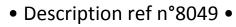
Pricaz Thibaut Agent commercial Tel : 06 15 61 55 37 https://www.valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

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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Semi-detached stone village house, completely renovated, offering approximately 90 m² of living space with a garden.

The house comprises:

On the ground floor: an entrance/dining room, a semiopen 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 m².

The heating system is electric using a heat pump. The windows are double-glazed.











