

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8437 • House - Fumel •



## **DETAILS**

Land surface: 630 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

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

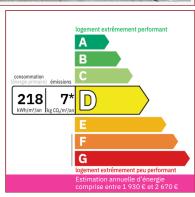
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** Not specified



In a quiet and peaceful area, this charming house of approximately 115m<sup>2</sup> of living space on two levels is located, with its 8x4m swimming pool covered by a manual dome and complemented by a bioclimatic pergola.

115 m<sup>2</sup> living

630 m<sup>2</sup>

Frédérique Bidois Agent commercial Tel: 06 74 55 44 56

https://www.valadie-immobilier.com frederique@valadie-immobilier.com Price fees included

239 900 €

Agency fees: 4,3 % VAT included\* Price without fees: 230 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8437 •

A gate leads to the garden, and a ground-floor entrance provides access to the house, which features a 16m² master suite (bedroom and shower room) with a separate toilet. There is also access to a 32m² single-car garage with an electric door, an 18.32m² boiler room housing the reversible heat pump and thermodynamic water heater, and a 9.31m² wine cellar.

On the first floor, a 37m<sup>2</sup> living room with a pellet stove opens onto a 13m<sup>2</sup> kitchen with access to a terrace and a view of the swimming pool. Also on this level are two bedrooms of 14.79m<sup>2</sup> and 11.76m<sup>2</sup>, as well as an 8.26m<sup>2</sup> bathroom with built-in wardrobes.

A 9.29m<sup>2</sup> mezzanine, currently used as a bedroom, could be converted into an office.

Double-glazed wooden windows.

Reversible heat pump in all rooms.

Solar-powered roller shutters.

Mains drainage.

Solar panels with buyback agreement with EDF (€1500/year, until 2030), inverter installed in 2025.

8x4m swimming pool with a liner installed in 2012 and a pump installed in 2024, with a manual cover and fully secured by barriers.

Bioclimatic pergola with blinds on both sides.









