



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8562

• House - Lacapelle-Biron •



DETAILS

Land surface: 2000 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

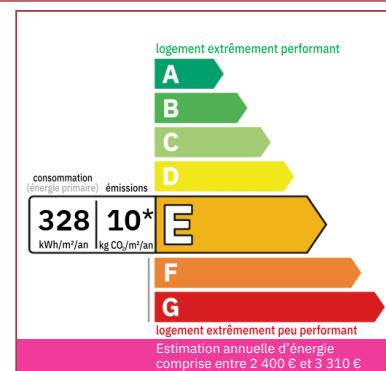
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1999



A stone house in the Lot region with unobstructed views, built in 1999, featuring a master suite, two bedrooms, two bathrooms, and a basement garage.

110 m² living

2 000 m²

- Villeréal -
17 place de la Halle
47210 Villeréal
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Price fees included
269 000 €

Agency fees: 6 % VAT included*
Price without fees: 253 774 €

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



• Description ref n°8562 •

A house built in 1999, with another section added in 2009, offering approximately 110 m² of living space, comprising:

- A covered terrace serving as an entrance porch.
- An entrance leading into an open-plan living/dining/kitchen area of approximately 31.6 m² and a separate kitchen area of approximately 8 m².

The kitchen features upper and lower cabinets, tiled flooring, and a tiled countertop. It is equipped with an oven, a gas hob, a dishwasher, an extractor hood, a sink, and a refrigerator.

The living/dining room has tiled flooring, a fireplace with an insert, and French doors opening onto a south-facing terrace with travertine flooring.

The ceilings are a generous 4.05 m high.

- A hallway of approximately 1.4 m² with tiled flooring.
- A bathroom of approximately 4.2 m², with a bathtub, sink, shelves, ventilation system, tiled floors, and ceramic wall tiles.
- A separate toilet of approximately 1.2 m², with tiled floor, ceramic wall tiles, and ventilation system.
- A second shower room of approximately 3.2 m² with a shower, hand basin, towel warmer, ventilation system, and tiled floor.
- A dressing room or office of approximately 8 m², with laminate flooring.
- A bedroom of approximately 7.7 m², with laminate flooring.

A wooden staircase leading from the entrance hall to the upper floor.

- A bedroom of approximately 14.5 m², with laminate flooring and built-in wardrobes.
- A bedroom of approximately 16.5 m², with laminate flooring.

