



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4117

• House - Villeréal •



DETAILS

Land surface: 181 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

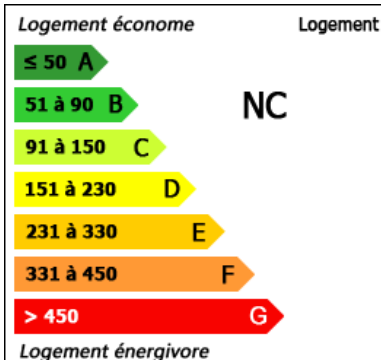
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



30 km from Bergerac , in a tourist village Walls commercial-oriented restaurant or any other business, and to the first floor an apartment of 4 rooms. A garage. A garden and a terrace on the back.

340 m² living

181 m²

- Valadie Immobilier -
17 Place de la hale
47210 Villeréal
Tel : 05 53 36 08 27

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Price fees included

88 000 €

Agency fees: 10 % VAT included*
Price without fees: 80 000 €

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



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Home Is intended for residential or commercial de 220 m2 env :

- An entry on a room of bar of 46 m2 approximately, parquet floor floating on the ground with a bar equipped (fridge, beer tap, coffee maker, sink, dishwasher ...)
- a dining room of 34 m2 env with an open fireplace,
- a corridor of distribution of 20 m2 approx with a private toilet,
- a professional kitchen equipped with 26 m2 approximately (4 tables, stainless steel hood professional, hot plate gas, sink...)
- a reserve of 6.5 m2 approx with a laundry area of 1.5 m2 approx,
- local dips of 3.5 m2 approximately equipped,
- wc for men, 6 m2 approx with sink, urinal and wc
- toilet for lady of 6 m2 approx with sink and wc.
- a dining room of 65 m2 approx, tiled flooring, door-window with access on a terrace on the garden side.
- A garage of 34 m2 approx, concrete floor with an access on the street.

Possibility to buy the licence IV, for 10 000 €

An apartment (127 m2 approx) first floor accessed by an external staircase, comprising : a living room/kitchen/dining room (47 m2 approximately), with a door-window giving onto a roof terrace, a corridor of distribution/level of 11 m2 approx, ground floor, with wc of 1.8 m2 approx) and dressing room (4 m2 approximately), a bathroom (9.5 m2 approx) with shower, double washbasin and built in wardrobes., 3 bedrooms (12 m2, 13.6 m2 and 24 m2 approx) with floor-to-floor.

Joinery PVC double glazing and shutters.

Electric heating

Sanitation by mains drainage.

Property tax : 1700 €

A garden of 180 m2 on the ground approximately with beautiful mature trees and a well

