



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6100

• House - Castelnaud-de-Gratecambe •



## DETAILS

**Land surface:** 23698 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified

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

Stone house to restore with great potential on 14,987 m<sup>2</sup> of wooded land.

120 m<sup>2</sup> living

23 698 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

62 000 €

Agency fees: 12,7 % VAT included\*

Price without fees: 55 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6100 •

Stone house to restore of 120 m<sup>2</sup> which consists of an entrance with kitchen living room of 43m<sup>2</sup>, with open fireplace. Two rooms at the back of the kitchen of 27 and 28 m<sup>2</sup>, a room of 23 m<sup>2</sup>.

Double glazing throughout.

The house is located on a plot of 14987 m<sup>2</sup> plus a non-adjointing plot of 8711 m<sup>2</sup>.

Busy road nearby.

