

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

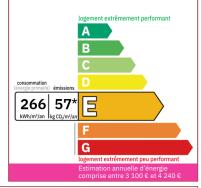
Ref : 6555

• House - Cancon •

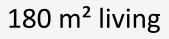


## DETAILS

Land surface: 3494 m<sup>2</sup> Number of bedrooms: 5 Number of levels: 0 Type of heating: Fuel oil Drainage/sewage: Everything in the sewer Swimming pool: No Ground floor living: Yes Work needed: Second work Fireplace: Yes closed hearth Built: 1975



In a quiet housing estate, not far from amenities, beautiful house of around 180m2, large living room and 5 bedrooms, adjoining land and 180m2 of garage.



3 494 m<sup>2</sup>

Non-binding document

- Castillonnès -12 Place Jasmin 47330 Castillonnès Tel : 05 53 40 22 69 castillonnes@valadie-immobilier.com Price fees included 243 800 €

Agency fees: 6 % VAT included\* Price without fees: 230 000 €

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



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## • Description ref n°6555 •

A dwelling house comprising:

- entrance hall (10m2),
- kitchen with oven, sink and cupboards (12m2),

- living/dining room with insert fireplace with 4 French windows and 1 window, (55m2),

- bedroom 1 with door leading to the living room with French window leading to the terrace and original parquet floor (11.9m2),

- hallway with cupboards serving the bedrooms (17.6m2),

- bedroom 2 with French window and wooden floor (11.9m2),

- bedroom 3 with French window and cupboards with 2 cupboards (13.2m2),

- bedroom 4 with 2 cupboards, electric shutters, 1 window and a French window, parquet floor (20.2m2),

- door leading to the garage,

- independent w.c with window,

- bathroom with bath, 2 sinks and bidet (7.7m2)

- From the entrance hall, second corridor with cupboard (3.5m2) serving:

- bedroom 5 (13.3m2) with a French window,

- shower room (4m2)

- independent w.c with washbasin, access hatch to the attic.

Garage of around 60m2 with manual gate and second garage under the terrace of around 120m2 with electric gate.

Adjoining land, 120m2 terrace with electric awning.

Various :

- Single glazing

- electric shutters on the front, manual on the rear terrace side,

- all in the sewer

- oil fired central heating (CHAPPEE)







