



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2901

• House - Castillonès •



## DETAILS

**Land surface:** 1.2 ha

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**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

Set of stone buildings consisting of:-A Dwelling house living room, a corridor leading to a room of 13 m<sup>2</sup>, a toilet, a shower room. An attic floor detached stone barn

90 m<sup>2</sup> living

12 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2901 •

Set of stone buildings consisting of:-A Main house: Entrance into a living room with a kitchen area with a fireplace, exposed beams, exposed stone walls, a room of 10 m<sup>2</sup>, a corridor leading to a room of 13 m<sup>2</sup>, an independent toilet, bathroom with a window. In the living room a wooden staircase leading upstairs a landing, a room with a wooden partition, an uninsulated attic.

A plot of a ha around the house is free of rent. There is a well on the property, behind the barn a cement cistern collects rainwater from the roof, New roof in 2013 glass wool insulation-An Independent traditional stone barn de 156 m<sup>2</sup> (13 MX12 m) with a canopy of 60 m<sup>2</sup> roof is covered canalite plate canals tiles,

