



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 3618

• House - Miramont-de-Guyenne •



## DETAILS

**Land surface:** 20034 m<sup>2</sup>

**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:** No 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 with over 2 hectares of land around and a barn which is not attached.

100 m<sup>2</sup> living

20 034 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

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



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## • Description ref n°3618 •

Dwelling-house single storey stone tuffe, renovated in 1978, comprising :

- entry on dining room with open fireplace and staircase leading to the attic space available for development,
- fully equipped kitchen ,
- stay,
- 2 rooms including one with room water and w. c
- a bathroom with a w. c,
- large covered terrace

Outside :

- A barn not attached
- Walls of an old barn with lean-to covered, ideal for hosting. a swimming pool with shelter of the glances
- 2 wells

Miscellaneous:

- Single glazing
- Floor heating on gas (tank), except in the bathroom
- Individual sewage

