



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4469

• House - Castillonnès •



## DETAILS

**Land surface:** 3440 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed 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 in countryside, close to Castillonnès. Small paradise not far from shops, stone with 2 rooms, barn of 175 m<sup>2</sup>, wells, on a plot of 3440 m<sup>2</sup>.

90 m<sup>2</sup> living

3 440 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

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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



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## • Description ref n°4469 •

Beautiful stone house in the quiet , beautiful views of the surrounding countryside comprising:

a kitchen with a sink, a stove, wood, gas, living room, approximately 28 m<sup>2</sup> with fireplace with Godin stove, access to the attic via a staircase, possibility to create 20m<sup>2</sup> attic on 70 existing.

Two bedrooms, a bathroom with bath, bidet and washbasin, independent wc .

Large Barn dirt of 175 m<sup>2</sup> with possibility to create opening on the barn of 175 m<sup>2</sup> from the living room.

Outside: a barn of 158 m<sup>2</sup> with annex old soue to the pigs.

A well.

Land of 3440 m<sup>2</sup> in the middle of the nature. Situation very charming.

