



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4516

• House - Castillonès •



## DETAILS

**Land surface:** 5510 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Everything in the sewer

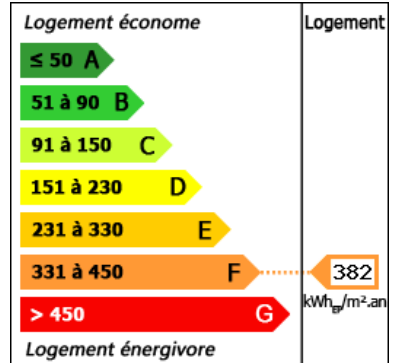
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A house built in the 1970's with a living area of 115 m<sup>2</sup> approximately, on two levels and a basement. A garage, a shed and a large garden terrace 5510 m<sup>2</sup> approx with a nice view.

115 m<sup>2</sup> living

5 510 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

71 500 €

Agency fees: 10 % VAT included\*

Price without fees: 65 000 €

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



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## • Description ref n°4516 •

A house comprising :

- an entrance hall of 6.4 m<sup>2</sup> approximately, the floor covered with lino, a staircase serving the floor, a stove with fuel and a separate toilet.
- a fully equipped kitchen 19.2 m<sup>2</sup> approximately, the floor covered with lino, a wood stove, (dishwasher, sink, cupboards, extractor fan, gas hob), a staircase serving the basement.
- a living room of 19,5 m<sup>2</sup> approximately, the floor covered with lino,
- a canopy of 5.4 m<sup>2</sup> approximately, the floor concrete covered with lino,
- a room of 21 m<sup>2</sup> with a window door to the outside, a bathroom of 3.9 m<sup>2</sup> approx, ground floor is tiled, with a walk-in shower, bidet, washbasin, wc and cupboards.

Has the floor :

- A landing of 4 m<sup>2</sup> approx, lino to the floor
- 1 room of 10, 3 m<sup>2</sup>, floor-to-floor
- a bathroom of 4.7 m<sup>2</sup>, ground floor covered with lino
- a room of 20 m<sup>2</sup> with fitted wardrobes, wooden floor

In the basement : a garage (45 m<sup>2</sup> approx), concrete floor

- a cellar 16.5 m<sup>2</sup> approx with a water point and a door-window towards the garden and a terrace.
- a room 9.9 m<sup>2</sup> approx
- a laundry room of 5 m<sup>2</sup> approx
- A lean-to shed attached to the house (41 m<sup>2</sup> approx) with a BBQ base.

Joinery in pvc with double glazing on some of the openings, other are in simple glazing.

Electric heating.

Sanitation by mains drainage

Garden 5510 m<sup>2</sup> approx

