



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4641

• House - Castillonès •



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**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

Two village stone houses attached one to the other one with one which is rented. A house with 2 bedrooms + attic and a backyard, and a second with 2 bedrooms and terrace + garden. Walking distance to all amenities.

100 m<sup>2</sup> living

30 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

67 000 €

Agency fees: 11,7 % VAT included\*

Price without fees: 60 000 €

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





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## • Description ref n°4641 •

A first stone village house comprising : on the ground floor : entrance on a living-dining area of 20.9 m<sup>2</sup> approx., ground floor covered with lino. A marble fireplace for decoration. A kitchen of 10.2 m<sup>2</sup> approx. with a simply lay out. floor covered with lino. An independent wc with access leading to the basement.

Upstairs : a landing of 5 m<sup>2</sup> approx., ground floor. A bedroom of 12.9 m<sup>2</sup> approx., wooden floor. A bathroom of 6.9 m<sup>2</sup> approx., the floor is coated with a lino floor, a bathtub, a washbasin, a bidet. A bedroom of 14.8 m<sup>2</sup> approx., wooden floor.

From the landing, a staircase leads to the converted attic 3 room of 9.5 m<sup>2</sup> approx, a 11.5 m<sup>2</sup> approx. and 8.6 m<sup>2</sup> approx.

In the basement : a garage and a room for the boiler.

Electric heating, sanitation by mains drainage, joinery is wooden with single glazing.

A lovely small courtyard on the front of the house.

A second semi-detached house on the rear.

A village house comprising : ground-garden level : a garage with boiler for the oil heating, oil tank, and the electric boiler. On the ground floor : an entrance on kitchen, a living room and a bathroom.

Upstairs : 2 bedrooms.

Central heating by radiators, sanitation by mains drainage.

A garden of 296 m<sup>2</sup> approx.

This house is rented for 400 € a month.

