

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 4641

House - Castillonnès



## **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

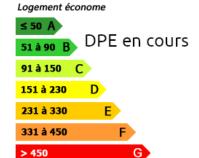
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** Not specified



Logement énergivore

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

Non-binding document



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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 m2 approx., ground floor covered with lino. A marble fireplace for decoration. A kitchen of 10.2 m2 approx. with a simply lay out. floor covered with lino. An independent wc with access leading to the basement.

Upstairs: a landing of 5 m2 approx., ground floor. A bedroom of 12.9 m2 approx., wooden floor. A bathroom of 6.9 m2 approx., the floor is coated with a lino floor, a bathtub, a washbasin, a bidet. A bedroom of 14.8 m2 approx., wooden floor.

From the landing, a staircase leads to the converted attic 3 room of 9.5 m2 approx, a 11.5 m2 approx. and 8.6 m2 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 m2 approx.

This house is rented for 400 € a month.









