



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4661

• House - Castillonès •

SOLD



## DETAILS

**Land surface:** 7900 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**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

Single storey house to renovate rare near Castillonès ,House year 1960 full foot, facing south to renovate with great potential , situated on a plot of 7900 m2, arable land ,pool, garden with : wells , garden and beautiful view on the

73 m<sup>2</sup> living

7 900 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

72 000 €

Agency fees: 10,8 % VAT included\*

Price without fees: 65 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°4661 •

House year 1960 full foot, facing south to renovate with great potential, situated on a plot of 7900 m<sup>2</sup>, arable land, pool, garden with well, pleasure garden, beautiful view on the countryside and village

House, including :

an entrance hall of 3.4 m<sup>2</sup>, a living room 17.2 m<sup>2</sup>, a living room 9.3 m<sup>2</sup>, two-bedroom 8.9 m<sup>2</sup> and 10.4 m<sup>2</sup>, corridor of 4.5 m<sup>2</sup>, a kitchen 6.9 m<sup>2</sup>, cellar 7 m<sup>2</sup>, a wc 1.25 m<sup>2</sup>, a bathroom 3.65 m<sup>2</sup>

Living area 73 m<sup>2</sup>

Loggia 4.85 m<sup>2</sup> and terrace covered 17.4 m<sup>2</sup>

Construction traditional brick - Not of load-bearing wall - timber Frame - tile roof terra cotta Menuiserie outdoor wood with simple glazed windows - Close by louvered wood - Floor tiling any surface of the Partition distribution brick plaster plaster - Ceiling brick plaster plaster

Central heating boiler - fuel Regulation by room thermostat - thermostatic valve on radiator dry towel in bathroom, Fireplace with insert cast iron

Sewerage by septic tank watertight non-compliant to remake it entirely

Outside annexes :

Shelters, Garage : 80 m<sup>2</sup>

Soil clay - traditional Carpentry - tile roof terra cotta 3

Facades cladding tole - 1 facade cladding board

Oven plums : 55 m<sup>2</sup>

Soil clay - Facade-stone - traditional Carpentry - tile roof terra cotta

Shelters : 25 m<sup>2</sup> approximately

Soil clay - Facade-stone - traditional Carpentry - tile roof terra cotta

Plot 7900 m<sup>2</sup>

Topsoil very fertile - Well intarrissable - fruit Trees in full performance : 2 walnut - 1 hazel 1 quince - 1 apple - 1 fig - 3 plum of ente - 5 cherry trees - 2 plum reine claud

7 vines ( white, red ) - Massive with Abustes Roses .....

Individual sewage non-compliant

Single glazing

