



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4704

• House - Castillonès •



## DETAILS

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

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1900

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

A village house close to all amenities, with good development potential for a family home. A roof terrace.

137 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

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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





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## • Description ref n°4704 •

A village house on two levels comprising:- A garage on the ground floor of approx 30 m<sup>2</sup>, concrete floor, a window, two stone walls.- A living room of 29.2 m<sup>2</sup>. with a street entrance, tiled floor, staircase leading upstairs to door- A veranda of 25 m<sup>2</sup> approx, uninsulated, with a door to the terrace and a door to the living room.- A livingroom of 50 m<sup>2</sup>. with parquet floor, 2 windows double glazed with views over the countryside, exposed beams, ceiling height of 2.8 m- a fitted kitchen of 8,4 m<sup>2</sup> open onto the living room - A bathroom of 6.2 m<sup>2</sup>. with toilet, sink and shower- A dark room 7.5 m<sup>2</sup>. used as a bedroom, wooden floor- A bedroom of approx. 10 m<sup>2</sup>, houten floor, a window with the same view. - A terrace of approx 30 m<sup>2</sup>, floor. An attic possible to convert into 2 bedrooms and a further bathroom. New roof. Electric heating. Sanitation by mains drainage.

