



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4920

• House - Castillonès •



## DETAILS

**Land surface:** 651 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**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

Close to the city centre and its shops, in-house 94m<sup>2</sup> of living space with 4 bedrooms, adjoining land of 650m<sup>2</sup> approx.

94 m<sup>2</sup> living

651 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

75 000 €

Agency fees: 7,1 % VAT included\*

Price without fees: 70 000 €

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





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## • Description ref n°4920 •

This home includes :

On the ground floor :

An entrance porch with stairs to the first floor

A room 11,8m<sup>2</sup> tiles honeycomb floor

A room of 11,9m<sup>2</sup>

A shower under the stairs

Garage with boiler Viessman (almost new)

42m<sup>2</sup> + 19,2m<sup>2</sup>

Concrete floor + vat

Following a water leak the house has suffered damage of tapestry and on the walls of the garage

Has the floor :

A stay of 30m<sup>2</sup> in L with fireplace,.

Two doors

Tiled flooring, opening on to terrace

A kitchen of 12,5m<sup>2</sup>, sink

Hallway closet

A room of 11,6m<sup>2</sup>, floor

Another bedroom of 11,6m<sup>2</sup> floor

A bathroom of 3,8m<sup>2</sup> (washbasin, bath, bidet)

Wc

