



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4962

• House - Cancon •



## DETAILS

**Land surface:** 3227 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**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

House in dominant position, magnificent view on the valley, about 110m<sup>2</sup> habitable space, attached barn, extension possibility, barn not attached to it, as well.

110 m<sup>2</sup> living

3 227 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

66 000 €

Agency fees: 11,9 % VAT included\*

Price without fees: 59 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4962 •

House to restore comprising :

On the ground floor :

- input,
- shower room
- w. c independent
- kitchen with open fireplace (19,3m<sup>2</sup>),
- living room with open fireplace and cupboards, a window and a door window (19m<sup>2</sup>),
- dining room with parquet floor, built-in wardrobes, open fireplace, a window (18m<sup>2</sup>).

Has the floor :

- 2 bedrooms, wooden floor (19,9 m<sup>2</sup> each)
- office with door window overlooking balcony (13,3m<sup>2</sup>)

Dependencies :

- Attached barn about 300m<sup>2</sup>,
- Barn is not attached.

Miscellaneous :

- window frames of double-glazed windows in the low, single-glazed to the floor

