



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4969

• House - Cancon •



## DETAILS

**Land surface:** 1450 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**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

Charming stone house of one-storey, with a floor conversion. A stone barn on the rear and a garden all around the house. Pretty situation.

103 m<sup>2</sup> living

1 450 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: 10,3 % VAT included\*

Price without fees: 68 000 €

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



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## • Description ref n°4969 •

Stone house composed of a living area of 103 m2 about including :

- A entry,
- a living room,
- a kitchen,
- a clearance,
- a room with private bathroom (sink, shower, w. c),
- a room,
- a bathroom (sink, shower, w. c)

Upstairs (accessible by a staircase) : attic party landscaped composed of 2 parts (work to finish)

Cellar under the kitchen.

A room in the basement.

Gas heating. Roof redone. Single-glazed.

Barn / garage.

Garden with a well.

