



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5201

• House - Cancon •



## DETAILS

**Land surface:** 4929 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**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

House of around 130m<sup>2</sup>, with large living room of 70m<sup>2</sup>, 3 bedrooms, swimming pool and stone outbuilding for use as a garage on a plot of over 3000m<sup>2</sup>.

130 m<sup>2</sup> living

4 929 m<sup>2</sup>

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

Tel : 05 53 40 22 69

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Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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





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## • Description ref n°5201 •

Residential house comprising:

- Entrance,
- living room with lounge / dining room / open kitchen with wood stove, tiled floor and exposed stone walls (70m<sup>2</sup>),
- mezzanine,
- corridor,
- 3 bedrooms including 2 with washbasin,
- bathroom with shower, bath, double sink and toilet,
- laundry room / shower room with w.c.

Outside :

- semi-covered terrace
- 10x5 chlorine pool (new liner in 2017)
- stone outbuilding used as a garage (x2)

Miscellaneous:

- individual sanitation
- gas central heating

