



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5315

• House - Cancon •



## DETAILS

**Land surface:** 3665 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**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

A single-storey house with a living area of 95 m<sup>2</sup> approximately in an environment of wooded oak trees. living room, kitchen, 3 bedrooms and a bathroom. Field of 3665 m<sup>2</sup> approx

95 m<sup>2</sup> living

3 665 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price

140 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°5315 •

A single-storey house, concrete block plastered, renovated in 1983 includes : (tiled flooring throughout and ceiling panelling or plâtre).

- an entrance hall of 5.8 m2 approx,
- a stay of 19.7 m2 approx, with a wood burning stove,
- a fitted kitchen of 14 m2 approximately, fitted cupboard, sink, extractor, a plate-glass cooktop,
- a room of 12.5 m2 approx,
- a bathroom of 3.6 m2 approx with a wash basin, bath, tiled,
- a separate wc.
- a room of 15 m2 approx
- a room 18.8 m2 approx

An attached garage of 15 m2 approx, concrete floor, wooden door shutters.

A covered terrace 11.3 m2 approx, tiled flooring.

Wood heating, or no heating system.

Joinery is wooden with single glazing and shutters beating out of wood.

Sanitation by septic tank to the standards.

Garden of 3665 m2 env with beautiful oak trees.

