



# 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 m<sup>2</sup> approx,
- a stay of 19.7 m<sup>2</sup> approx, with a wood burning stove,
- a fitted kitchen of 14 m<sup>2</sup> approximately, fitted cupboard, sink, extractor, a plate-glass cooktop,
- a room of 12.5 m<sup>2</sup> approx,
- a bathroom of 3.6 m<sup>2</sup> approx with a wash basin, bath, tiled,
- a separate wc.
- a room of 15 m<sup>2</sup> approx
- a room 18.8 m<sup>2</sup> approx

An attached garage of 15 m<sup>2</sup> approx, concrete floor, wooden door shutters.

A covered terrace 11.3 m<sup>2</sup> 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 m<sup>2</sup> env with beautiful oak trees.

