



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 572

• House - Castillonès •



## DETAILS

**Land surface:** 500 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1350

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

Rare property, village character terraced house on three levels, in stone and with a living area of 160 m<sup>2</sup> with a garden and a garage, ideal for family home or creation Bed & Breakfast

160 m<sup>2</sup> living

500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

159 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°572 •

Village house on three levels old building of stone and with a living area of 160 m2 approximately Comprising:\*

Ground floor:-A Input distribution, floor tiled, wooden staircase-a lounge with a fireplace, stone wall, large glazed PVC window on the corner

A distribution with a large part of the day well and a staircase that serves all floors height skylight 12m-a lounge with a fireplace, stone wall, PVC door wide glass window that opens onto the courtyard

-A Kitchen with a sink and a frame-a bathroom with bath, basin, wc

French windows from the kitchen that opens onto the courtyard of approx 65m2 with a garage

-On the 1st floor of the house:

-distribution corridor:

-Two lower rooms (less than 2m high) beams with wooden floor, with a window

-a bathroom with bath, basin and wc

-a lounge with fireplace, stone wall, PVC large glass window on the square facing south

\* The 2nd floor of the house:

hallway distribution with a symmetry on:-two rooms with beamed wooden floor, with sky window.

-A Bathroom, with bath, basin and wc

-a large open space side up high angle to the uninsulated roof and loft, stone walls, velux\*

Ground court:-workshop, garage

Drainage connected to the main sewerage

The facades side streets are exposed stone and in good condition,

door frames "PVC "double glazing and wood or PVC shutters are in good condition

The renovation is began in every room need finishing

