



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5722

• House - Cancon •



## DETAILS

**Land surface:** 1994 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**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

A single storey stone house with lovely 360 ° views. Beautiful living space with 3 bedrooms, an independent barn and land of almost 2000 m<sup>2</sup>

160 m<sup>2</sup> living

1 994 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

208 650 €

Agency fees: 7 % VAT included\*

Price without fees: 195 000 €

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



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## • Description ref n°5722 •

The house has a living area of approximately 160 m<sup>2</sup>, including:

- An entrance to a living / dining room / kitchen of approximately 70 m<sup>2</sup>, terracotta tiled floor. A fitted kitchen, a French window to the terrace on the east side.

An old fireplace equipped with a wood stove.

Several cupboards and exposed beams.

- A bedroom of approximately 12.5 m<sup>2</sup>, tiled floor.

- A bedroom-office of approximately 16.4 m<sup>2</sup>, tiled floor, cupboards, a bay window leading to a covered terrace on the north side.

- From the living room a staircase leading to a mezzanine and first floor with two rooms of 12 m<sup>2</sup> each (total of approximately 30 m<sup>2</sup>).

- From the living room, a distribution corridor of approximately 4.6 m<sup>2</sup>

- A bedroom of approximately 14.7 m<sup>2</sup>, tiled floor, storage mezzanine, cupboards.

- A shower room of approximately 13.4 m<sup>2</sup>, tiled floor, with a shower, a washbasin, a bidet, a separate toilet and a laundry area.

- No central heating, apart from the wood stove

- Roof redone 6 years ago, cleaning done last year.

- Non-compliant septic tank sanitation.

- An independent barn, in concrete blocks of 12.7 m X 5m

- A well

- Garden all around 1994 m<sup>2</sup>, with a 360 ° view, view of Monflanquin.

