# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5776

• House - Castillonnès •




## DETAILS

**Land surface:** 400 m²

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

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

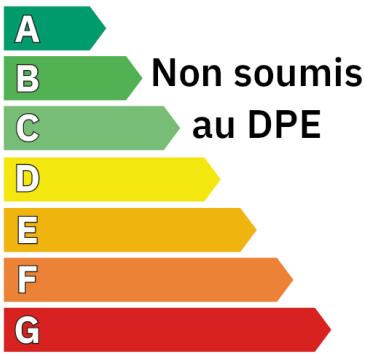
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified




Large village house, 5 minutes from Castillonnès.

150 m² living

400 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

45 000 €

Agency fees: 12,5 % VAT included*
Price without fees: 40 000 €

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

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5776 •

A stone house on two levels comprising :
- an entrance on a double living room with a first room of 24 m2. A cage of wooden staircase leading to the first floor.
A fireplace equipped with an insert.
- a second room 23.8 m2, gives access to the garden.
- a corridor of distribution of 3.6 m2
- a kitchen of 13.9 m2, kitchen cupboards, top and bottom, a sink, an extractor hood, an oven and cooking hobs. A door-window giving direct access on to the garden.
- a room of 18.6 m2

Has the floor :
- a bearing of 30.7 m2 with a ground floor, built in wardrobes recessed, a marble fireplace and a staircase serving the attic.
- a bathroom of 3.2 m2, with a sink, bathtub, tiled floor, faience on the walls, and a window.
- a room of 17.7 m2, laminate floor, a window to the garden.
- a corridor of distribution, 3 m2
- a room of 23.5 m2 about
- a bedroom of 17.5 m2
- a w. c independent.
Renovations to predict.

Garage 40.9 m2, concrete floor, a large wooden door to access with a vehicle. A staircase leads to a loft (the roof in average condition).
Garden shed 35.8 m2 with a sink, concrete floor.
Cellar .

Garden of 200 m2 on the back









