



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5776

• House - Castillonnès •



## DETAILS

**Land surface:** 400 m<sup>2</sup>

**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

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

Large village house, 5 minutes from Castillonnès.

150 m<sup>2</sup> living

400 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

45 000 €

Agency fees: 12,5 % VAT included\*

Price without fees: 40 000 €

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



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## • Description ref n°5776 •

A stone house on two levels comprising :

- an entrance on a double living room with a first room of 24 m<sup>2</sup>. A cage of wooden staircase leading to the first floor.

A fireplace equipped with an insert.

- a second room 23.8 m<sup>2</sup>, gives access to the garden.

- a corridor of distribution of 3.6 m<sup>2</sup>

- a kitchen of 13.9 m<sup>2</sup>, 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 m<sup>2</sup>

Has the floor :

- a bearing of 30.7 m<sup>2</sup> with a ground floor, built in wardrobes recessed, a marble fireplace and a staircase serving the attic.

- a bathroom of 3.2 m<sup>2</sup>, with a sink, bathtub, tiled floor, faience on the walls, and a window.

- a room of 17.7 m<sup>2</sup>, laminate floor, a window to the garden.

- a corridor of distribution, 3 m<sup>2</sup>

- a room of 23.5 m<sup>2</sup> about

- a bedroom of 17.5 m<sup>2</sup>

- a w. c independent.

Renovations to predict.

Garage 40.9 m<sup>2</sup>, 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 m<sup>2</sup> with a sink, concrete floor.

Cellar .

Garden of 200 m<sup>2</sup> on the back

