## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960


## DETAILS

Land surface: $400 \mathrm{~m}^{2}$
Number of bedrooms: 4
Number of levels: 1
Type of heating: Fuel oil
Drainage/sewage: Everything in the sewer
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Swimming pool: No
Ground floor living: No
Work needed: Second work
Fireplace: Yes open hearth
Built: Not specified

Logement économe


Large village house, 5 minutes from Castillonnès.
$150 \mathrm{~m}^{2}$ living
$400 \mathrm{~m}^{2}$

## - Villeréal -

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Price fees included
45000 €
Agency fees: 12,5 \% VAT included* Price without fees: $40000 €$
*The agency fees are entirely at the cost of the purchaser

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## - Description ref $n^{\circ} 5776$ •

A stone house on two levels comprising :

- an entrance on a double living room with a first room of 24 m 2 . A cage of wooden staircase leading to the first floor.
A fireplace equipped with an insert.
- a second room 23.8 m 2 , gives access to the garden.
- a corridor of distribution of 3.6 m 2
- a kitchen of 13.9 m 2 , 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 m 2 with a ground floor, built in wardrobes recessed, a marble fireplace and a staircase serving the attic.
- a bathroom of 3.2 m 2 , with a sink, bathtub, tiled floor, faience on the walls, and a window.
- a room of 17.7 m 2 , laminate floor, a window to the garden.
- a corridor of distribution, 3 m 2
- a room of 23.5 m 2 about
- a bedroom of 17.5 m 2
- a w. c independent.

Renovations to predict.
Garage 40.9 m 2 , 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 2 with a sink, concrete floor.
Cellar .
Garden of 200 m 2 on the back


