



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5779

• House - Castelnaud-de-Gratecambe •



## DETAILS

**Land surface:** 780 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1970

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

Discover this single storey house, with 2 bedrooms, 2 garages on a plot of 780m<sup>2</sup>

94 m<sup>2</sup> living

780 m<sup>2</sup>

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Price fees included

124 200 €

Agency fees: 8 % VAT included\*

Price without fees: 115 000 €

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



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## • Description ref n°5779 •

The property is composed of a bright living room of 25.50m<sup>2</sup>, a separate kitchen of 8.70m<sup>2</sup>, a bathroom of 5m<sup>2</sup>, a first bedroom of 11.30m<sup>2</sup> and a second of 27m<sup>2</sup>. The property also has 2 garages and a cellar. The whole on a closed and arranged ground of 780m<sup>2</sup>. The exterior condition of the property And its structural work is in good condition (double glazing, pvc shutter, roof), on the other hand, work to bring into line with electrical standards and decoration is to be considered.

