



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5780

• House - Castillonès •



## DETAILS

**Land surface:** 450 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

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

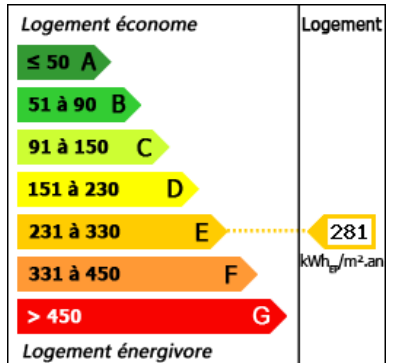
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1970



A house from the 70s, completely renovated in recent years. Residential house with 3 bedrooms, a garden and an independent garage.

105 m<sup>2</sup> living

450 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

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





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## • Description ref n°5780 •

A village house, with a living area of approximately 107 m<sup>2</sup>, comprising: an entrance through a 7.2m<sup>2</sup> veranda, a 27.2m<sup>2</sup> fitted kitchen with a pellet stove, a staircase to the first floor.

A 24.56m<sup>2</sup> living room with a bay window to the outside, a separate toilet, a 6.9m<sup>2</sup> bathroom (bath, Italian shower, sink, towel dryer), a bedroom of 10.5m<sup>2</sup>

Upstairs: a landing / bedroom of 17.3m<sup>2</sup>,  
A bedroom of 17.4m<sup>2</sup> with large sliding closet.  
A garage of 17.8m<sup>2</sup> on concrete floor and a garden shed of 6.7m<sup>2</sup> plus 4.8m<sup>2</sup>.

Garden of 450m<sup>2</sup>, cadastral 650m<sup>2</sup> with buildings.

