



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6100

• House - Castelnaud-de-Gratecambe •



## DETAILS

**Land surface:** 23698 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**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

Stone house to restore with great potential on 14,987 m<sup>2</sup> of wooded land.

120 m<sup>2</sup> living

23 698 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

62 000 €

Agency fees: 12,7 % VAT included\*

Price without fees: 55 000 €

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



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## • Description ref n°6100 •

Stone house to restore of 120 m2 which consists of an entrance with kitchen living room of 43m2, with open fireplace. Two rooms at the back of the kitchen of 27 and 28 m2, a room of 23 m2. Double glazing throughout.

The house is located on a plot of 14987 m2 plus a non-adjointing plot of 8711 m2. Busy road nearby.

