



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6857

• House - Lougratte •



## DETAILS

**Land surface:** 470 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

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

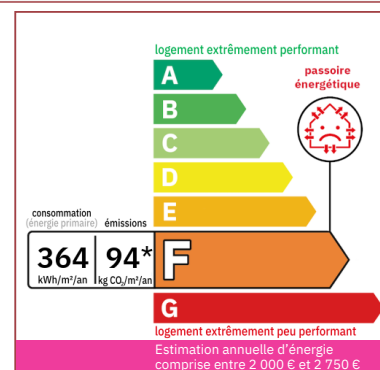
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



House in the village, in stones, of approximately 70m<sup>2</sup> of living space to renovate with potential, adjoining barn, convertible attic, adjoining enclosed garden with above ground swimming pool.

71 m<sup>2</sup> living

470 m<sup>2</sup>

- Castillonès -

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Price fees included

88 000 €

Agency fees: 10 % VAT included\*

Price without fees: 80 000 €

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





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## • Description ref n°6857 •

Dwelling house including:

- entrance to kitchen (12.6m<sup>2</sup>),
- living room with functional open fireplace (22.1m<sup>2</sup>),
- 2 bedrooms (10.5m<sup>2</sup> and 13.3m<sup>2</sup>),
- bathroom (3.8m<sup>2</sup>),
- independent toilets,
- room used as an office or dressing room (7.6m<sup>2</sup>) opening onto a patio,
- boiler room,
- attached garage (45.2m<sup>2</sup>).

Convertible attic (58.7m<sup>2</sup>), there is electricity and hot water already provided, wood for insulation, a shower cubicle and a new sink.

Adjoining enclosed land with above ground swimming pool.

Wooden joinery, overglazing.

Oil central heating.

