



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6910

• House - Castillonès •



## DETAILS

**Land surface:** 976 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

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

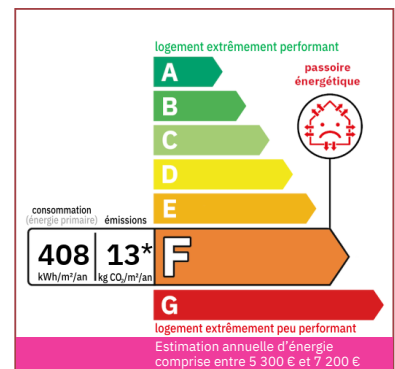
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



A house on two levels with an interior courtyard and garden. 7 bedrooms. Several outbuildings. Possibility of a tourist activity or several accommodation.

240 m<sup>2</sup> living

976 m<sup>2</sup>

- Villeréal -

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47210 Villeréal

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Price fees included

98 000 €

Agency fees: 8,9 % VAT included\*

Price without fees: 90 000 €

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



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## • Description ref n°6910 •

Villa type house, partially built on a cellar.

Entrance from the inner courtyard of the house, accessing:

- A distribution corridor of approximately 7 m<sup>2</sup>, tiled floor.
- A boiler room/laundry room of approximately 9m<sup>2</sup>, electric cumulus boiler.
- A kitchen of approximately 15.2 m<sup>2</sup>, fitted with cupboards, tiled floor, a window.
- A utility room of approximately 4.63 m<sup>2</sup>.
- A living room of approximately 29 m<sup>2</sup>, synthetic floor covering, fireplace, two double-glazed windows, wall papers.
- A distribution hall.
- An Office of approximately 8.3 m<sup>2</sup>, a window, tiled floor, wallpaper.
- A bathroom of approximately 6.45 m<sup>2</sup>, tiled floor, wall tiles, bath, washbasin, bidet. A high window.
- A bedroom of approximately 15.3 m<sup>2</sup>, 2 windows, wooden floor with synthetic covering, wallpaper,
- A bedroom of around 15 m<sup>2</sup>, tiled floor.
- A toilet under the stairs.

Masonry staircase serving the first floor:

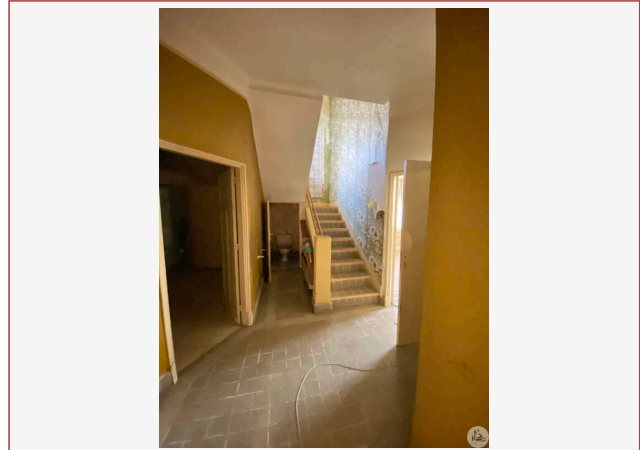
- A landing of approximately 12 m<sup>2</sup>, synthetic floor covering, a skylight in the shape of a rosette.
- 4 bedrooms of around 15 m<sup>2</sup>, fitted carpet, wallpaper, two windows.
- A bathroom with sink, wc, bidet, possibility of a shower.
- A bathroom of approximately 5.9 m<sup>2</sup>, bath, sink and bidet, two windows to be redone.
- A distribution corridor with cupboard overlooking:
- A veranda of approximately 32 m<sup>2</sup>, with a German stone floor.
- A terrace with a nice view, tiled floor.

From this terrace access to a second terrace with 2 storage rooms including a sink.

- Access to the fuel tank.

Informative elements:

- Joinery in pvc double glazing partly and for the rest in wood with single glazing. Manual shutters.
- Sanitation by mains drainage.
- Heating formerly by fuel boiler, but HS system



From the boiler room of the house we access an adjoining garage, stairs leading to a garage in the