



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6920

• House - Cancon •



DETAILS

Land surface: 1500 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: POMPE A CHALEUR

Drainage/sewage: Everything in the sewer

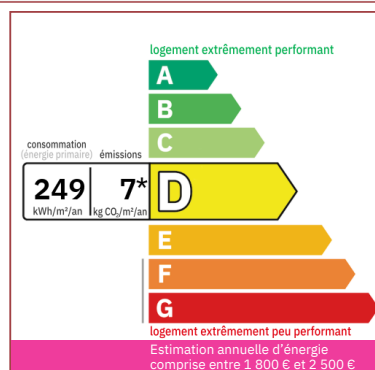
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1972



In a residential area, close to shops, this house on 2 levels offers the possibility of living upstairs or on one level downstairs if necessary, enclosed grounds, not overlooked.

190 m² living

1 500 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included*

Price without fees: 220 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°6920 •

A residential house comprising:

- entrance with cupboard (9m²),
- living room with insert (5 years)/dining room with blind (31m²),
- kitchen from 2023, awning, ceramic hob, dishwasher, oven, refrigerator (9m²),
- bathroom with sink, shower, bath, toilet (5m²),
- 3 bedrooms (9/10/13.5m²),
- * one with 2 windows, 1 wooden shutter, 1 electric, blind.
- * one with cupboards and water supply in the cupboard if necessary
- * a third with cupboards
- office (7m²).

On the garden level: (approximately 107 m² in total) kitchen with oven, dishwasher (31m²), bedroom (17m²), bathroom with toilet, pantry/laundry room, boiler room, garage for 2 cars with workshop in the bottom.

Adjoining garden (maple trees, cherry trees, greengage) with shed.

Miscellaneous :

Construction 1972 (with slabs)

- everything in the sewer
- central heating heat pump CHAFFOTEAUX Toulouse (3 years)
- PVC double glazing (7 years)
- three-phase, electricity partly redone (kitchens in particular)
- mosquito net in all bedrooms and dining room
- 2.70 ceilings and cathedral ceiling in the living room
- electric entrance gate with videophone
- aluminum shutters on the living room side (new because the wooden shutters were in poor condition)
- blown insulation in the attic (5 years)
- gravel in the yard (2 layers of tar)
- TF: 987 euros

