



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6973

• House - Castillonès •



## DETAILS

**Land surface:** 80 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

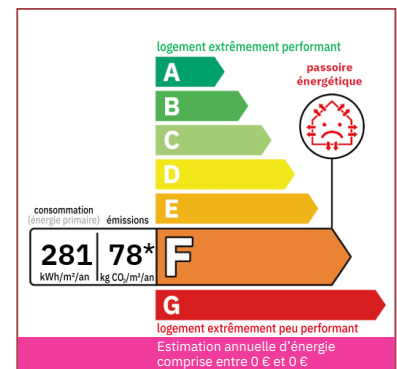
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



A village house to renovate with 4 bedrooms, a garage, an attic, a garden and a terrace. Good rental potential as well.

140 m<sup>2</sup> living

80 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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°6973 •

A stone village house comprising:

- An entrance hall of approximately 9.2 m<sup>2</sup>, cement tiles on the floor, plastered walls, paneling on the ceiling.
- A living room of approximately 19.3 m<sup>2</sup>, washed pebble tiles on the floor, a pvc window with double glazing.
- A dining room of approximately 19.4 m<sup>2</sup>, tiled floor, an open fireplace, a French window to a terrace and garden, corner cupboards.
- A kitchen of approximately 8.9 m<sup>2</sup>, tiled floor, sink.
- A hallway of approximately 4.8 m<sup>2</sup> with a wooden staircase and an access door to a cellar.
- A separate toilet
- A garage of around 45 m<sup>2</sup>, cemented floor.

Upstairs :

- A landing of approximately 8.5 m<sup>2</sup>, wooden floor.
- A bedroom of around 10 m<sup>2</sup>, wooden floor
- A bedroom of around 20 m<sup>2</sup>, wooden floor, garden exposure
- A bedroom of approximately 19.3 m<sup>2</sup>, wooden floor, an open fireplace
- A bedroom of approximately 14.35 m<sup>2</sup>, wooden floor.
- A separate toilet of approximately 1.4 m<sup>2</sup>, tiled floor
- A bathroom of approximately 4.2 m<sup>2</sup>, tiled floor, earthenware, washbasin and shower and bidet.
- An attic part of approximately 33.5 m<sup>2</sup> (possibility to convert).

Additional information :

- Oil heating with a boiler housed in the garage.
- Electric water heater.
- Attic insulation with glass wool.
- Restoration of the facade redone a year ago.

Outside :

- A garden of around 100 m<sup>2</sup>
- A terrace on the back of the house.

