



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6978

• House - Cancon •



## DETAILS

**Land surface:** 3463 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Pompe à chaleur et cheminée

**Drainage/sewage:** Pit all waters

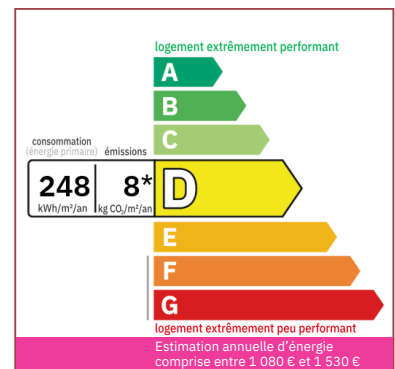
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



5 minutes from shops, stone house, in a dominant position providing sublime views and no close neighbors.

72 m<sup>2</sup> living

3 463 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

176 550 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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



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## • Description ref n°6978 •

A single-storey stone house comprising:

- A covered terrace of approximately 24 m<sup>2</sup> with a pergola.
- A living room of approximately 29 m<sup>2</sup>, old terracotta flooring, an open fireplace.
- A kitchen of approximately 11.8 m<sup>2</sup>, fitted with a cupboard and appliances (2-burner induction hob, dishwasher)
- A bathroom of approximately 6.9 m<sup>2</sup> with a sink, an Italian shower and a toilet. Skylight via a Velux window.
- A bedroom of approximately 12 m<sup>2</sup>, painted wooden floor tiles, an exposed stone wall painted white.
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- A cellar under part of the house.
  
- Heat pump with 2 interior modules. Fireplace (open hearth)
- Wooden joinery with double glazing from the 1980s, wooden shutters.
- Work carried out since 2022: roof, insulation, 2 Velux windows, electricity, installation of a heat pump with 2 interior modules.
- Accessible fiber.
  
- Land all around the house of approximately 3463 m<sup>2</sup> with fruit trees (fig tree, walnut tree, cherry tree, olive tree etc...)
- A side terrace overlooking the view
- A wooden garden shed of approximately 6 m<sup>2</sup> + 2 wooden sheds.

