Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6978 • House - Cancon •



DETAILS

Land surface: 3463 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Pompe à chaleur et cheminée

Drainage/sewage: Pit all waters

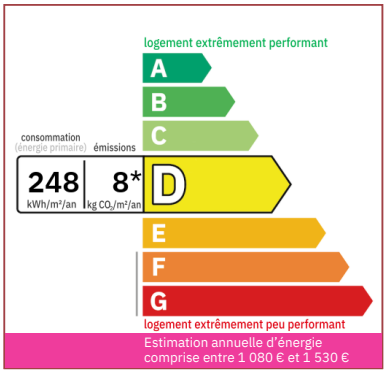
Swimming pool: No

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 m² living

3 463 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

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 m2 with a pergola.
- A living room of approximately 29 m2, old terracotta flooring, an open fireplace.
- A kitchen of approximately 11.8 m2, fitted with a cupboard and appliances (2-burner induction hob, dishwasher)
- A bathroom of approximately 6.9 m2 with a sink, an Italian shower and a toilet. Skylight via a Velux window.
- A bedroom of approximately 12 m2, 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 m2 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 m2 + 2 wooden sheds.









