



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7161

• House - Cancon •



## DETAILS

**Land surface:** 3494 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Fuel oil

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

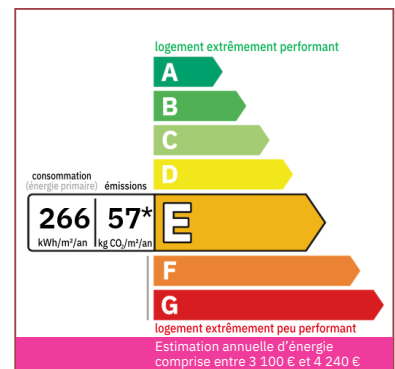
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1975



In a quiet housing estate, not far from amenities, beautiful house of around 180m<sup>2</sup>, large living room and 5 bedrooms, adjoining land and 180m<sup>2</sup> of garage.

180 m<sup>2</sup> living

3 494 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°7161 •

A dwelling house comprising:

- entrance hall (10m<sup>2</sup>),
- kitchen with oven, sink and cupboards (12m<sup>2</sup>),
- living/dining room with insert fireplace with 4 French windows and 1 window, (55m<sup>2</sup>),
- bedroom 1 with door leading to the living room with French window leading to the terrace and original parquet floor (11.9m<sup>2</sup>),
- hallway with cupboards serving the bedrooms (17.6m<sup>2</sup>),
- bedroom 2 with French window and wooden floor (11.9m<sup>2</sup>),
- bedroom 3 with French window and cupboards with 2 cupboards (13.2m<sup>2</sup>),
- bedroom 4 with 2 cupboards, electric shutters, 1 window and a French window, parquet floor (20.2m<sup>2</sup>),
- door leading to the garage,
- independent w.c with window,
- bathroom with bath, 2 sinks and bidet (7.7m<sup>2</sup>)
- From the entrance hall, second corridor with cupboard (3.5m<sup>2</sup>) serving:
  - bedroom 5 (13.3m<sup>2</sup>) with a French window,
  - shower room (4m<sup>2</sup>)
  - independent w.c with washbasin, access hatch to the attic.

Garage of around 60m<sup>2</sup> with manual gate and second garage under the terrace of around 120m<sup>2</sup> with electric gate.

Adjoining land, 120m<sup>2</sup> terrace with electric awning.

Various :

- Single glazing
- electric shutters on the front, manual on the rear terrace side,
- all in the sewer
- oil fired central heating (CHAPPEE)

