



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7199

• House - Castillonès •



## DETAILS

**Land surface:** 1.2 ha

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

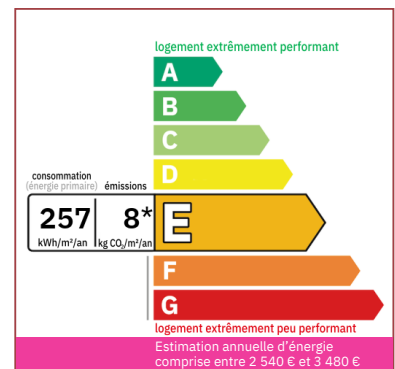
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1950



A house from the 1950s with a living area of approximately 90 m<sup>2</sup> and a fitted basement. 2 habitable chalets and two garages/workshop. A 1.2 hectare plot of land with a lake and a lovely view.

90 m<sup>2</sup> living

12 000 m<sup>2</sup>

- Villeréal -

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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°7199 •

A single-storey house of approximately 90 m<sup>2</sup> of living space including:

- An entrance of approximately 1.8 m<sup>2</sup>, tiled floor, with an independent toilet of approximately 1.5 m<sup>2</sup>.
- A kitchen of approximately 12.3 m<sup>2</sup>, tiled floor, earthenware above the work surface fitted with high and low cupboards, equipped with a gas hob, an extractor hood, a sink.
- A living/dining room of approximately 30 m<sup>2</sup>, in the dining room area, linoleum on the floor, tiled floor in the living room area. A fireplace equipped with an insert.
- A distribution corridor of approximately 5 m<sup>2</sup>, tiled floor, cupboards.
- A bathroom of approximately 9.5 m<sup>2</sup>, with cupboards, tiled floor, earthenware walls, sink on cabinet, bathtub, vmc.
- A room of approximately 12 m<sup>2</sup>, linoleum on cement floor.
- A bedroom of approximately 18.5 m<sup>2</sup>, floating parquet flooring, cupboards.
- A cellar of approximately 1 m<sup>2</sup>, old staircase which served the basement.

In the basement, accessible from the outside, ceiling height of 1.9m:

- An entrance of approximately 12 m<sup>2</sup>, tiled floor.
- A summer kitchen of approximately 22.4 m<sup>2</sup> with tiled floors, cupboards.
- A black room/office of approximately 13.8 m<sup>2</sup>.
- A covered terrace.
- A bathroom accessible from the outside of approximately 10.7 m<sup>2</sup> with a sink, a sanitary grinder and a bathtub.

Further information :

- Wooden joinery with single glazing and wooden shutters.
- Electric heating and insert with heat diffuser in the rooms.
- Glass wool insulation.
- Sanitation by a non-compliant septic tank.
- Property tax: €638 (2023).

Outside :

- A shed of approximately 13.5 m<sup>2</sup> converted into an extra bedroom, with a wood stove.
- A second shed of approximately 22 m<sup>2</sup> built on stilts, with a covered terrace, a living room with kitchen, a

