



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7379

• House - Castillonès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Stone village house, all shops within walking distance, offering beautiful volumes. Restoration work to be planned.

166 m<sup>2</sup> Carrez living

No field

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

62 000 €

Agency fees: 12,7 % VAT included\*

Price without fees: 55 000 €

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





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## • Description ref n°7379 •

Stone village house, semi-detached on one side, comprising:

- on the ground floor: entrance hall / corridor of 6.22 m<sup>2</sup> (tiled floor and stone walls)

- on the 1st floor: landing (12.4 m<sup>2</sup>), fitted kitchen (16.48 m<sup>2</sup>), large living / dining room (40.6 m<sup>2</sup>) with old marble fireplace (condemned) and wooden floor, bathroom (7.45 m<sup>2</sup>) with double sink, bathtub and shower cubicle, toilet.

- on the 2nd floor: large landing (22.28 m<sup>2</sup>), 3 bedrooms (22; 21 and 13 m<sup>2</sup>). W.c open onto corridor.

Restoration work to be planned.

An old heating system is in place. But only the radiators are still present in this accommodation. There is no longer a boiler.

Co-ownership accommodation which could be comparable to an apartment.

