



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7449

• House - Lougratte •



## DETAILS

**Land surface:** 4808 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

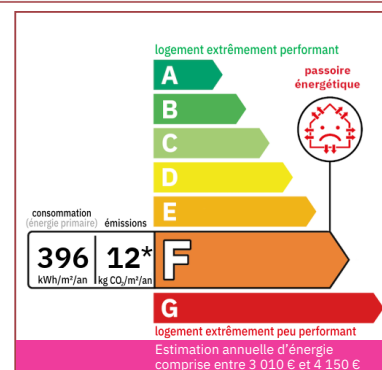
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Single-storey house close to a leisure lake, to modernize, 3 bedrooms, garage, wooded land of 4880m<sup>2</sup>.

120 m<sup>2</sup> living

4 808 m<sup>2</sup>

- Castillonnes -

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Price fees included

134 000 €

Agency fees: 7,2 % VAT included\*

Price without fees: 125 000 €

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





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## • Description ref n°7449 •

Dwelling house comprising:

- an entrance (5.3m<sup>2</sup>),
- on the left a fitted kitchen - oven and hob (11.5m<sup>2</sup>),
- a pantry/laundry room with water heater and electric meter (6.2m<sup>2</sup>),
- on the right a living/dining room with insert fireplace (27m<sup>2</sup>),
- hallway (12m<sup>2</sup>),
- 3 bedrooms with tiled floors of 16m<sup>2</sup>, 16m<sup>2</sup> the one at the back (old garage) with access to the attic and 11.8m<sup>2</sup>.
- shower room with sink, shower and cupboards, separate toilet.

There is a wooded, semi-fenced plot of land, a well, a closed shelter, a separate garage with a concrete floor of 50m<sup>2</sup>.

