



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7581

• House - Cancon •



## DETAILS

**Land surface:** 5 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** No

**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

Great potential for this stone complex comprising: house, barn, hangar and old henhouse, all on 5 hectares with well, without nuisances!

100 m<sup>2</sup> living

50 000 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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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°7581 •

Residential property to renovate comprising:

- covered terrace (31.7 m<sup>2</sup>)
- entrance hall (approx. 9 m<sup>2</sup>),
- kitchen (20 m<sup>2</sup>),
- living room (13 m<sup>2</sup>),
- dining room (13 m<sup>2</sup>);

Upstairs:

- landing,
- 2 bedrooms (13 and 19 m<sup>2</sup>),
- shower room with toilet (4 m<sup>2</sup>).

Attached garage with attic space above (36 m<sup>2</sup>), former wine storehouse on the right (32 m<sup>2</sup>), workshop at the back (28 m<sup>2</sup>).

A barn (approx. 215 m<sup>2</sup>) with open shelters, a shed (approx. 130 m<sup>2</sup>), and an enclosed sheet metal building (former chicken coop - approx. 137 m<sup>2</sup>). A well next to the enclosed area in front of the house (ideal for a vegetable garden/chicken coop).

Miscellaneous:

- No sanitation
- No heating
- Single-glazed wooden windows
- The land is vacant: it's possible to acquire less land

