



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7986

• House - Cancon •



## DETAILS

**Land surface:** 2261 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**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

60m<sup>2</sup> house with 2 bedrooms and surrounding land. Barn and attached garage. Possibility of extension with the barn, very beautiful view!!

60 m<sup>2</sup> living

2 261 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

80 000 €

Agency fees: 11,1 % VAT included\*

Price without fees: 72 000 €

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





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## • Description ref n°7986 •

House with surrounding land comprising:

- Entrance hall with tiled floor (10.4m<sup>2</sup>),
- Living/dining room (11m<sup>2</sup>),
- Kitchen (10.8m<sup>2</sup>),
- Two bedrooms with parquet flooring and windows (11.8m<sup>2</sup> and 11.4m<sup>2</sup>),
- Shower room (2.6m<sup>2</sup>).
- Toilet

Outbuildings:

- Attached barn with concrete floor, roof redone a few years ago (80m<sup>2</sup>),
- One-car garage with access from the barn, with boiler and oil tank.

Miscellaneous:

- Double-glazed PVC joinery, electric shutters.
- Individual sanitation system
- Oil-fired central heating

