



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8066

• House - Castillonnès •



## DETAILS

**Land surface:** 2579 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

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

**Swimming pool:** No

**Ground floor living:** Yes

**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

A single-storey house in the Castillonnès sector, in a small village. An area of approximately 83 m<sup>2</sup> with covered terrace. A shed on a plot of 2500 m<sup>2</sup> with a pond.

83 m<sup>2</sup> living

2 579 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

109 000 €

Agency fees: 9 % VAT included\*

Price without fees: 100 000 €

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



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## • Description ref n°8066 •

Traditional house, on one level with a living area of approximately 83 m<sup>2</sup>, which consists of:

- An entrance of approximately 5.09 m<sup>2</sup> with tiled floor and painted plaster walls,
- A kitchen of approximately 11.7 m<sup>2</sup> simply fitted out, tiled floor, sink on cupboard
- A living room of approximately 30.7 m<sup>2</sup> with floating parquet floor and wood stove, a French window opening onto the terrace.
- A corridor of approximately 4.5 m<sup>2</sup>, tiled floor,
- A bedroom of approximately 10.9 m<sup>2</sup> with a lino on concrete floor,
- A separate toilet of approximately 2.06 m<sup>2</sup>, tiled floor, a washbasin.
- A bathroom of approximately 5.8 m<sup>2</sup> with the cumulus.
- A bedroom of approximately 12.9 m<sup>2</sup> with a concrete floor and raw walls.

Informative elements:

- The plaster of the house is not finished
- Wooden joinery with single glazing, wooden shutters in average condition.
- Glass wool insulation on the ceiling blown in 2022.
- Electric heating
- Sanitation by mains drainage.

Outside :

A hangar with a pond on a plot of 2500 m<sup>2</sup>

