



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8067

• House - Saint-Cyprien •



## DETAILS

**Land surface:** 1071 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

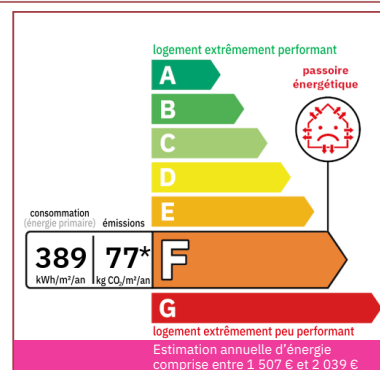
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



A single-story house and a building (former bar/restaurant), on a plot of approximately 1071 m<sup>2</sup>, some renovation work to be planned.

200 m<sup>2</sup> living

1 071 m<sup>2</sup>

Non-binding document

- Villeréal -

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Price fees included

**181 900 €**

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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





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## • Description ref n°8067 •

A 1960s residential house of approximately 62 m<sup>2</sup>, on one level, comprising:

- An entrance hall of approximately 4.2 m<sup>2</sup>, tiled floor.
- A living room of approximately 14.8 m<sup>2</sup>, tiled floor, a fireplace, and a French window.
- A kitchen open to the living room of approximately 4.6 m<sup>2</sup>
- A bedroom of approximately 10.3 m<sup>2</sup>, wooden floor.
- A bedroom of approximately 9.4 m<sup>2</sup>, wooden floor.
- A bathroom of approximately 3 m<sup>2</sup> with a shower, sink, tiled floor, earthenware, and a window.
- A separate toilet of approximately 1.2 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 8.8 m<sup>2</sup>, carpeted floor.
- A boiler room of approximately 4.7 m<sup>2</sup>, oil-fired boiler.

Information:

- Oil-fired central heating. - Single-glazed windows except for two which are double-glazed.
- Septic tank drainage.
- Property tax: €500

A second cinder-block building, which was a former bar/restaurant, comprising:

- A room of approximately 24.6 m<sup>2</sup>, bar, wooden floor, wood-paneled ceiling, and several openings.
- A large room of approximately 54.3 m<sup>2</sup> (former restaurant), with flooring to be redone, several openings, and exposed beams.
- A room of approximately 20.6 m<sup>2</sup>, with access to the attic (entire surface), cement floor, and several openings.

Wooden joinery with single glazing.

A tobacco drying shed with wooden cladding, measuring 14.3 m x 6.7 m (approximately 96 m<sup>2</sup>), with a beaten earth floor and an oil tank.

Roof in good general condition.

Garden of approximately 1,071 m<sup>2</sup>.

