



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8067

• House - Saint-Cyprien •



DETAILS

Land surface: 1071 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

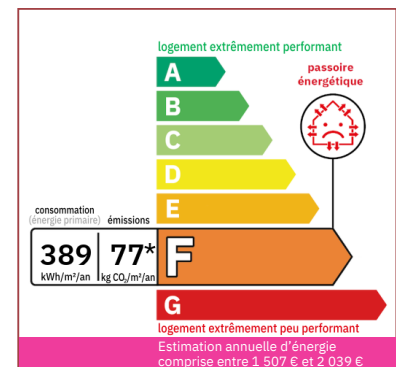
Swimming pool: No

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 m², some renovation work to be planned.

200 m² living

1 071 m²

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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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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A 1960s residential house of approximately 62 m², on one level, comprising:

- An entrance hall of approximately 4.2 m², tiled floor.
- A living room of approximately 14.8 m², tiled floor, a fireplace, and a French window.
- A kitchen open to the living room of approximately 4.6 m²
- A bedroom of approximately 10.3 m², wooden floor.
- A bedroom of approximately 9.4 m², wooden floor.
- A bathroom of approximately 3 m² with a shower, sink, tiled floor, earthenware, and a window.
- A separate toilet of approximately 1.2 m², tiled floor.
- A bedroom of approximately 8.8 m², carpeted floor.
- A boiler room of approximately 4.7 m², 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 m², bar, wooden floor, wood-paneled ceiling, and several openings.
- A large room of approximately 54.3 m² (former restaurant), with flooring to be redone, several openings, and exposed beams.
- A room of approximately 20.6 m², 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 m²), with a beaten earth floor and an oil tank.

Roof in good general condition.

Garden of approximately 1,071 m².

